

46221

FORM No. 490-DEED WARRANTY (Survivorship) (Individual or Corporate)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

1967  
38-14578

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KNOW ALL MEN BY THESE PRESENTS, That EDGAR TURNER and MARY TURNER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEON McELFRESH & CHAROLETTE McELFRESH, husband and wife, by entirety hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

SEE ATTACHED DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as herein set forth (See attached)

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 31 day of Dec, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Edgar Turner  
Mary Turner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 31, 1974  
Personally appeared the above named  
EDGAR TURNER and MARY TURNER,  
H & W and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
Official Seal  
Notary Public for Oregon  
My commission expires:  
Mar 3-1975  
NOTE: The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of ) ss.  
Personally appeared , 19 , and  
who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of  
a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

## WARRANTY DEED

(SURVIVORSHIP)

TO

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

No.

T-A

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON, ) ss.  
County of

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book on page  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

By Title.  
Deputy.

Change is requested, all  
shall be sent to  
name and address

Leon McElfresh, 3730 Summers Lane, Klamath Falls, Or

All of the following described real property situated in the County of Klamath, State of Oregon:

A tract of land situated in the NE 1/4 NE 1/4 of Section 34, Township 38 South, Range 9, E.W.M. Beginning at an iron pipe which marks the Southwest corner of the NE 1/4 NE 1/4 of said section; thence North on the Westerly line of said NE 1/4 NE 1/4 a distance of 208.7 feet; thence on a 90° angle East 25 feet; thence on a 90° angle North 60 feet; thence on a 90° angle East 332.73 feet; thence on a 90° angle South 103.7 feet; thence on a 90° angle East 237.53 feet; thence on a 90° angle South 365.79 feet; thence on a 90° angle West 596.26 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. All contracts and agreements with the United States of America and the Enterprise Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith;
3. Charges and assessments of the Enterprise Irrigation District;
4. Right of way for electricity lines deeded by Edgar Turner and Mary Turner, husband and wife, to the California-Oregon Power Company, a California corporation, dated October 23, 1953, recorded December 2, 1953, in Volume 264 of Deeds, page 283, records of Klamath County, Oregon, as follows: "said right of way to be 22 1/2 feet wide, 10 feet on the West side and 12 1/2 feet on the East side of the pole or tower and wire lines as now surveyed through said premises thereafter constructed."

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of Transamerica Title Co.  
 on 13th day of April A. D. 1978 at 10:56 o'clock AM, and  
 duly recorded in Vol. M78, of Deeds Page 7116  
 Wm D. MILNE, County Clerk  
 By Bernard H. Letich  
 Fee \$6.00