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WARRANTY DEED-SURVIVORSHIP

Vol. 178 Page 17520

KNOW ALL MEN BY THESE PRESENTS, That LUTHER T. HANSEN and GLADYS A. HANSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LESLIE UNRUH and DOROTHY UNRUH, husband and wife, 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:

All that part of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 6, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of the said S $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence South along the West line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ , 920 feet, more or less, to the North bank of the irrigation ditch running Easterly across said S $\frac{1}{2}$ SE $\frac{1}{4}$  as now located and constructed; thence Easterly following the said North bank of said irrigation ditch as now located and constructed across the said S $\frac{1}{2}$ SE $\frac{1}{4}$  to the East line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ ;

(Continued on reverse side)

(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 said premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the said 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 \$ 71,250.00. However, if the actual consideration consists of or includes other property or value given or promised which is part of the consideration, (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 25th day of May, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Luther T. Hansen  
Gladys A. Hansen

STATE OF OREGON, California }  
County of Mendocino }  
May 25, 1978

Personally appeared the above named Luther T. Hansen and Gladys A. Hansen, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ 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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

OFFICIAL SEAL:  
CARMELYN A. [Signature]  
SENIARY PUBLIC, CALIFORNIA  
PRINCIPAL OFFICE Public for Oregon  
MENDOCINO, Commission expires 12-22-78  
My Commission Expires October 22, 1978

Luther T. and Gladys A. Hansen  
272 Oak Knoll Road  
Ukiah, California 95482  
GRANTOR'S NAME AND ADDRESS

Leslie and Dorothy Unruh  
P. O. Box 126  
Malin, Oregon 97632  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
PARKS & RATLIFF  
P. O. Box 528  
Merrill, Oregon 97653  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Leslie and Dorothy Unruh  
P. O. Box 126  
Malin, Oregon 97652  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

thence North on the East line of said S $\frac{1}{2}$ SE $\frac{1}{4}$  to the Northeast corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence West along the North line thereof 2,640 feet, more or less, to the point of beginning off the North side of said S $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, including but not limited to an easement dated May 9, 1952, recorded July 14, 1952, in Book 255, Page 596, ~~dated March 28, 1953, recorded March 28, 1953, Book 259, Page 645,~~ in favor of Luther T. Hansen and Gladys A. Hansen for the right to use irrigation ditch in the NE 1/4 of Section 7, Township 41 South, Range 12 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH: s

Filed for record at request of Transamerica Title Co.

is 9th day of August.

A. D. 19 78 at 3:56 o'clock P. M. on

July recorded in Vol. M78, of Deeds on Page 17520

Wm. D. MILNE, County Clerk

ee \$6.00

Online course: [www.pearsoncmg.com](http://www.pearsoncmg.com)