

54637

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover

7740 Cannon Street, Klamath Falls, Oregon 97501

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by Patrick K. Curran and Lyndal L. Curran, 1300 Liberty Road, Dallas, Oregon 97338

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 covenants, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot #20: S½ NE¼ SW¼ 10, Section 19, T2N25S, R8E, W. M. Five acres M or L. Subject to a thirty foot (30 ft.) wide easement along East boundary, and a fifteen foot (15 ft.) wide easement along South boundary, for mutual roadway use. Subject to a power utility easement. Subject to reservations and restrictions of record.

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 the single 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 \$4,450.00

Wherefore the grantor hereby warrants that the above described premises are his own, lawful property, or lawfully given or promised, which is the whole and entire consideration for the same, and that the same are free from all encumbrances, except those described herein.

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 17 day of August, 1978; if a corporate grantor, it has caused this name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

John M. Schoonover

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 17, 1978

Personally appeared the above named

John M. Schoonover

and acknowledged the foregoing instrument as his voluntary act and deed.

Before me:

John M. Schoonover

Notary Public for Oregon

My commission expires 1/29/82

STATE OF OREGON, County of

ss.

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:

John M. Schoonover
7740 Cannon Street,
Klamath Falls, Oregon 97501

Patrick K. Curran & Lyndal L. Curran
1300 Liberty Road,
Dallas, Oregon 97338

If the recording jurisdiction

is in Oregon, the recording jurisdiction is in the County of Klamath, State of Oregon.

If a change is requested all the statements shall be made to the following address:

Mr. & Mrs. Patrick K. Curran
1300 Liberty Road,
Dallas, Oregon 97338

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of September, 1978, at 4:15 o'clock P.M., and recorded in book M78 on page 19835 or as file/reel number 54637. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. Milne

Recording Officer

Barthelme Schick

Deputy

Fee \$3.00