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54638

WARRANTY DEED—SURVIVORSHIP

Vol. 778 Page 19836

KNOW ALL MEN BY THESE PRESENTS, That Patrick K. Curran & Lynda L. Curran, 4880 Liberty Road, Dallas, Oregon 97338, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard Allen Fix & Janice Gail Fix, 933 Elizabeth Street, Eugene, Oregon 97402, 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, benefits and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 4001 1/2 NE 1/4 SW 1/4, Section 19, TWP23S, R3E, 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.

**TO HAVE AND TO HOLD** the above described and granted premises unto the said grantees, their assigns and the heirs of each survivor, hereinafter 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 \$5,250.00. (The words "the words" contained in the above sentence are not applicable to other property of value given or promised which is not a corporation.) (The sentence between the symbols {} and {} is not applicable, should be deleted. See ORS 93.030.)

In construing this deed and if here the context so requires, the singular includes the plural and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 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.

*Patrick K. Curran*  
*Lynda L. Curran*

If executed by a corporation, the corporate seal

STATE OF OREGON, County of Polk, 9-21-1978

STATE OF OREGON, County of \_\_\_\_\_, 1978

Personally appeared the above named Patrick K. Curran & Lynda L. Curran

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.

Notary Public for Oregon  
My commission expires 9-14-80

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Patrick K. Curran & Lynda L. Curran  
4880 Liberty Road,  
Dallas, Oregon 97338

Richard Allen Fix & Janice Gail Fix  
933 Elizabeth Street,  
Eugene, Oregon 97402

Mr. & Mrs. Richard Allen Fix  
933 Elizabeth Street,  
Eugene, Oregon 97402

Mr. & Mrs. Richard Allen Fix  
933 Elizabeth Street,  
Eugene, Oregon 97402

STATE OF OREGON, County of Klamath } ss.

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 19836 or as file/reel number 54638, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Berntha Shiloh* Recording Officer  
Deputy

Fee \$3.00