

1-1-74

WARRANTY DEED—SURVIVORSHIP

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59354

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover & Arba F. Schoonover, 7740 Cannon St., Klamath Falls, Oregon, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold F. Burgard & Barbara Burgard 2644 Kincaid Street, Eugene, Oregon 97405 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:

Lot #17: E $\frac{1}{2}$ E $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 10, TWP25S, R8E, W.M. Five acres M or L. Subject to a thirty foot (30 ft.) wide easement parallel to and along South boundary for mutual roadway and all other roadway purposes. Subject to reservations and restrictions of record, easements and rights of way of record, and those apparent on the land.

(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 \$3,350.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (include 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 17 day of August, 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)

STATE OF OREGON,

County of Klamath

August 17, 1978

Personally appeared the above named John M. Schoonover and Arba F. Schoonover

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1/28/82

STATE OF OREGON, County of ss.

Personally appeared 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 & Arba F. Schoonover, 7740 Cannon Street, Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Harold F. Burgard & Barbara Burgard, 2644 Kincaid Street, Eugene, Oregon 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Harold F. Burgard, 2644 Kincaid Street, Eugene, Oregon 97405

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Harold F. Burgard, 2644 Kincaid Street, Eugene, Oregon 97405

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of December, 1978, at 4:27 o'clock P.M., and recorded in book M78 on page 27385 or as file/reel number 59354

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha Schuch Recording Officer Deputy

Fee \$3.00