

1-1-74

60612

WARRANTY DEED—SURVIVORSHIP

Vol. 779 Page 442

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER,  
 7740 Cannon St., Klamath Falls, Oregon 97601 hereinafter called the grantor,  
 for the consideration hereinafter stated to the grantor paid by Harry Takerian & Susy M. Takerian  
 8477 Bardwell Avenue, Panorama City, California 91402  
 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
 mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
 ing 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:  
 E½ NW¼ and N½ NE¼ SW¼ Section 28, TWP36 South, Range 12E., W.M.  
 (100 acres M. or L.)

Subject to reservations and restrictions of record.

This deed supercedes and replaces deed recorded Vol M 71 Page 8804,  
 dated August 20, 1971.

(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 \$ 9,933.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole 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 5th day of January, 1979;  
 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

January 5, 1979

Personally appeared the above named  
 John M. Schoonover

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon  
 My commission expires 2-9-82

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

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:

(OFFICIAL  
 SEAL)

Notary Public for Oregon  
 My commission expires:

John M. Schoonover  
 7740 Cannon Street,  
 Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Harry Takerian & Susy M. Takerian  
 8477 Bardwell Avenue,  
 Panorama City, Calif. 91402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry Takerian & Susy M. Takerian  
 8477 Bardwell Avenue,  
 Panorama City, Calif. 91402

NAME, ADDRESS, ZIP

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

Harry Takerian & Susy M. Takerian  
 8477 Bardwell Avenue,  
 Panorama City, Calif. 91402

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 5th day of January, 1979,  
 at 11:56 o'clock AM., and recorded  
 in book 11-79 on page 442 or as  
 file/reel number 60612  
 Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

Wm. D. Hilde

Recording Officer  
 By [Signature] Deputy

Fee \$3.00

300  
Cah