

1-1-74

63046

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Ralph Dixon and Mary Jo Dixon husband and wife, and Janey E. Simmons and George C. Simmons wife and husband, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Homer P. Dixon and Donna M. Dixon 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:

A tract of land situated in vacated Tract 29B, East Bonanza, a duly recorded subdivision, in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 10, T39S, R11EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the south line of the County Road, said point being S00° 29'E 30.00 feet and West 144.00 feet from the E $\frac{1}{4}$ corner of said section 10; thence West along the south line of the County Road 172.00 feet; thence S00° 29'E, parallel with the east line of said section 10, 202.98 feet to the north bank of the Lost River; thence S69° 23'E, along said bank, 72.05 feet; thence S78° 42'E, continuing along said bank, 107.03 feet; thence N00° 29'W, 249.32 feet to the point of beginning.

The above described tract of land contains 0.91 acres, more or less, with the bearings being based on the County Road as being West. --- This deed is given to effectuate the division of land now owned by said parties and no money is paid herein.

(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 \$Love & Affection. (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 _____ day of _____, 19____; 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 _____) ss.

STATE OF OREGON, _____) ss.

County of Klamath

Jan 26

Personally appeared the above named

Ralph Dixon Mary Jo Dixon
Janey E. Simmons George C. Simmons

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires July 1, 1979

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:

Ralph Dixon and Mary Jo Dixon
Rt. 1 Box 821, Bonanza, Or. 97623
Janey E. Simmons and George C. Simmons
Box 11 Bonanza, Or.

Homer P. Dixon and Donna M. Dixon
108 W. 35th Vancouver, Wa. 98663

After recording return to:

Homer P. Dixon and Donna M. Dixon
108 W. 35th
Vancouver, Wa. 98663

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

Homer P. Dixon
108 W. 35th
Vancouver Wa. 98663

STATE OF OREGON, _____) ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of February, 1979, at 2:06 o'clock P. M., and recorded in book M79 on page 4268 or as file/reel number 63046

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By [Signature] Recording Officer
Deputy

Fee \$3.00