

1-1-74

63047

WARRANTY DEED—SURVIVORSHIP

Vol. 179 Page 4269



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

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 NE¹/₄SE¹/₄ of section 10, T39S, R11EW, 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 316.00 feet from the E¹/₄ corner of said section 10; thence West, along the south line of the said County Road, 284.00 feet; thence S00°29'E, parallel with the east line of said section 10, 67.97 feet to the north bank of Lost River; thence S63°03'E, along said bank, 235.24 feet; thence S69°23'E, Continuing along said bank, 80.62 feet; thence N00°29'W 202.98 feet to the point of beginning.

The above described tract of land contains 0.90 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 part of the 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)

Ralph Dixon Mary Jo Dixon
Homer P. Dixon Donna M. Dixon

STATE OF OREGON,

County of Klamath

ss.

Jan 26, 1979

Personally appeared the above named

Ralph Dixon, Mary Jo Dixon
Homer P. Dixon, Donna M. Dixon

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

July 1, 1979

STATE OF OREGON, County of _____) ss.

_____, 19____

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
Rt1 Box 821 Bonanza, Or. 97623
Homer P. Dixon and Donna M. Dixon
108 W. 35th Vancouver, Wa.

George C. Simmons and Janey E. Simmons
Box 11, Bonanza, Or. 97623

After recording return to:

George C. Simmons and Janey E. Simmons
Box 11
Bonanza, Or. 97623

NAME, ADDRESS, ZIP

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

George and Janey Simmons
Box 11
Bonanza, Or. 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

2220

NOTARIAL PUBLIC - CLARK COUNTY

4270

STATE OF WASHINGTON,)
) ss.
CLARK COUNTY. ---)

BE IT REMEMBERED, That on the 29th day of January, 79, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Homer P. Dixon and Donna M. Dixon, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

(SEAL)

Laura L. Linder
Notary Public for Clark County, Washington

My Commission Expires August 13, 1979

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record & request

is 26th day of February A. D. 1979 at 2:06 P. M. and
July recorded in Vol. M79, of Deeds on Page 4269

Wm D. MILNE, County Clerk

By Bernetha A. Shetsch

Fee \$6.00

STATE OF OREGON

County of
I hereby certify that the within instrument was duly recorded for record on the 29th day of January, 1979, at 2:06 P. M. and recorded in Vol. M79, of Deeds on Page 4269.
Witness my hand and seal the day and year last above written.

Notary Public
D. Linder