

1967

63356

KNOW ALL MEN BY THESE PRESENTS, That Paul E. Wilcox & Alma Wilcox

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by James I. McCoy & Marleen F. McCoyhereinafter 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:
The North $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of Section 36 Township 35 South Range 12 East Willamette Meridian.

Subject to:

A non-exclusive easement scross the Westerly 30 feet thereof.

Together with:

A 60 foot non-exclusive easement South along the Center Line of the South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of Section 36 Township 35 South Range 12 East W.M. to the South Line of Section 36, thence Easterly along the Section Line to the intersection of the East line of Spring Butte Drive 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 the above granted premises, that the said premises are free from all encumbrances except easements of record and those aparent to the land.

and that grantor will warrant and forever defend the above granted 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 \$1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 4th day of August, 1969; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

X Paul E. Wilcox
Paul E. WilcoxX Alma Wilcox
Alma Wilcox(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

August 4, 1969

Personally appeared the above named Paul E. Wilcox & Alma Wilcox

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: April 20, 1973

STATE OF OREGON, County of ss.
19Personally 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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
(SURVIVORSHIP)

TO

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

RETURN TO:

James McCoy
P.O. Box 913
Nipomo, CA 93444

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of March, 1979, at 10:13 o'clock A.M., and recorded in book M79 on page 4780
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Pamela S. Shelton Deputy.

Fee \$3.00