

78681

WARRANTY DEED—SURVIVORSHIP

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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 Lyle J. Rayburn and Donna E. Rayburn, 1648 Patterson Street, Eugene, Oregon 97401, 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 #7: - S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19, TWP 25S R8E

Klamath County 5 acres M. or L.

Subject to a thirty foot (30 ft.) easement along east boundary and a fifteen foot (15 ft.) easement along south boundary for mutual roadway and all roadway purposes.
Subject to power utility easement.

(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 \$ 4,450.00

~~Where the actual consideration consists of or includes other property or value, given or promised which is not cash, the consideration shall be stated in terms of dollars and cents, and the nature of the property or value shall be stated in words.~~

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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 14th day of December, 1976; 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 } ss.
December 14, 1976.

Personally appeared the above named

John M. Schoonover

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Jan. 28, 1978

STATE OF OREGON, County of } ss.
1976.

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:

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

GRANTOR'S NAME AND ADDRESS

Lyle Jay Rayburn and Donna E. Rayburn
1648 Patterson St., Apt. 7
Eugene, Oregon 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lyle Jay Rayburn and Donna E. Rayburn
1648 Patterson St., Apt. 7
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

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

Lyle Jay Rayburn & Donna E. Rayburn
1648 Patterson St., Apt. 7
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 27th day of December, 1979, at 2:49 o'clock P.M., and recorded in book 1179 on page 29668 or as file/reel number 73631.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By _____ Deputy

Fee \$3.50