



84788

WARRANTY DEED—SURVIVORSHIP

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9608

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.

for the consideration hereinafter stated to the grantor paid by RICHARD D. HEANEY and GLORIA S. HEANEY, hereinafter called the grantor,

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:

NORTHEAST $\frac{1}{4}$ of SOUTHEAST $\frac{1}{4}$ of SECTION 5, TOWNSHIP 37 SOUTH, RANGE 12, EAST, W.M.

This conveyance is made subject to easements, rights of way of record and those apparent on the land and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land laying south of adjoining and parallel to the northerly boundary.

This deed made to replace contract of sale dated July 29, 1969

(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 \$ 2,200.00

① However, ~~the whole or part of the~~ (indicate which). ② (The sentence between the symbols ①, 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 7th day of May, 19 80 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.

George A. Pondella Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
May 7, 19 80

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)

Personally appeared the above named GEORGE A. PONDELLA JR.

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

Before me, *Josephine L. Pawlik*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires May 17, 1981

Notary Public for Oregon

My commission expires:

GEORGE A. PONDELLA JR.

GRANTOR'S NAME AND ADDRESS

RICHARD D. HEANEY
33861 Linda Vista Lane
Lake Elsinore, Calif. 92330

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of May, 1980, at 3:15 o'clock P. M., and recorded in book M80 on page 9608 or as file/reel number 84788

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernetha H. Hitch* Recording Officer Deputy

Fee \$2.50