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WARRANTY DEED—SURVIVORSHIP

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15677



KNOW ALL MEN BY THESE PRESENTS, That THOMAS L. BEASLEY and PHYLLIS J. BEASLEY, husband and wife - - -, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RONALD W. STEVENSON and HUGH D. STEVENSON

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 portion of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of Government Lot 3 said point being 1,328 feet West and 336 feet South of the 1/4 Section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; and said point being hereinafter referred to as "Point A"; running thence South 33°20' East, 300.5 feet; thence South 60°27' East, 116.6 feet to the true point of beginning of this description; thence North 179.1 feet; thence West 147.33 feet; thence Northwesterly in a straight line to the afore mentioned "Point A"; thence East 274 Feet; thence North 336 feet, more or less to the North line of said Section 12; thence East along said North section line 261 feet; thence South 712 feet, more or less to the Northerly bank of Lost River; thence in a Westerly direction following

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 except reservations, restrictions, rights of way of record and those apparent on the land and that exception mentioned in the property description

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 \$ 16,273.81

~~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 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 31 day of Jan, 1977 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)

Phyllis J. Beasley
Thomas L. Beasley
By Phyllis J. Beasley, his
Attorney in Fact

STATE OF OREGON,

County of Klamath

JAN 31, 1977

ss.

STATE OF OREGON, County of Klamath) ss.

Personally appeared

Personally appeared the above named THOMAS L. and PHYLLIS J. BEASLEY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4-15-80

Phyllis J. BEASLEY as Attorney in Fact for Thomas L. Beasley and acknowledged to and before me that she executed said instrument in the capacity of Attorney in Fact for the said Thomas L. Beasley this 31 day of February, 1977.

Notary Public for Oregon

My Commission Expires: 4-15-80

Thomas L. and Phyllis J. Beasley

GRANTOR'S NAME AND ADDRESS

Ron W. and Hugh D. Stevenson

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Ron W. and Hugh D. Stevenson

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of 1977, 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.

WM. D. MILNE

By

Recording Officer

Deputy

SPACE RESERVED FOR RECORDER'S USE

Property description continuation from front

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the Northerly bank of Lost River to a point thereon which is due South of the point of beginning; thence North 99 feet, more or less to the point of beginning.

EXCEPTING any portion of the above described lying within the Front Street or the Dalles California Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of August A. D. 1980 at 1:19 o'clock ^P M.,

truly recorded in Vol. M80, of Deeds on Page 15677

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00