

1-1-74

96096

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover
7740 Cannon Street, Klamath Falls, Oregon 97601, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Frank Hendrix & Colene Hendrix,
5321 Caves Highway, Cave Junction, Oregon 97523

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:

E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 33, TWP36S, R12E, W.M. Ten acres M or L.

Subject to a fifteen foot (15 ft.) wide easement along South boundary for mutual roadway and all other roadway purposes. Subject to utility easement. Subject to restrictions and reservations of record.

(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 \$2,100.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 14th day of February, 1979; 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)

John M. Schoonover

STATE OF OREGON, }
County of Klamath } ss.
February 14, 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 _____

Personally appeared the above named
John M. Schoonover

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

_____, 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)

Before me:

Notary Public for Oregon
My commission expires 1/28/82

Notary Public for Oregon
My commission expires:

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

GRANTOR'S NAME AND ADDRESS

Frank Hendrix & Colene Hendrix
5321 Caves Highway,
Cave Junction, Oregon 97523

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Frank Hendrix
5321 Caves Highway,
Cave Junction, Oregon 97523

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Frank Hendrix
5321 Caves Highway,
Cave Junction, Oregon 97523

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of February, 1981, at 10:52 o'clock A.M., and recorded in book M81 on page 2840 or as file/reel number 96096, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By _____ Recording Officer
Deputy

Fee \$3.50

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