

1-1-74

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WARRANTY DEED—SURVIVORSHIP

Vol M-81 Page 17820

KNOW ALL MEN BY THESE PRESENTS, That BEN W. ASH, DONA M. ASH, DONETTA L. PERRY, WADE W. ASH and BERT W. ASH, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BEN W. ASH and DONA M. ASH, husband and wife,

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:

Measuring from the Southeast corner of Government Lot 1 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian; thence West 391 feet to the point of beginning which is a corner of Block 5 of Woodland Park Subdivision. This point being marked with an iron peg; thence South 580 feet; thence West 452 feet to an iron peg at high water on the Williamson River; thence Northerly along the river bank 597 feet to an iron peg on the river bank; thence East 543 feet to the point of beginning.

(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 except as noted of record and those apparent upon the land as of the date of this deed; However the herein named grantees are hereby restricted from selling, assigning or otherwise transferring their individual interests in the above described real property without the express consent of the holders of the remaining interests; 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 \$ -0-

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 <sup>1</sup>, 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 29 day of June, 1981; 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.  
June 29, 19 81.

Personally appeared the above named Ben W. Ash, Dona M. Ash, Donetta L. Perry, Wade W. Ash & Bert W. Ash

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

Before me: *Sandra B. Kalita*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 12-25-82

STATE OF OREGON, County of Klamath, 19 81

Personally appeared

) ss.

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:

Ben & Donna Ash, Donetta Perry, Wade W. Ash & Bert W. Ash

P.O. Box 562, Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Ben W. Ash  
P.O. Box 562, Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ben & Donna Ash, c/o Donetta Perry  
11099 Hwy. 140  
Eagle Point, OR 97524

NAME, ADDRESS, ZIP

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

Ben W. Ash  
P.O. Box 562  
Chiloquin, OR. 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 8th day of October, 1981, at 3:04 o'clock P.M., and recorded in book reel volume No. M-81 on page 17820 or as document fee file instrument/microfilm No. 5269. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *[Signature]* Deputy

Fee \$4.00