

#10971

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WARRANTY DEED—SURVIVORSHIP

8337

KNOW ALL MEN BY THESE PRESENTS, That JACK R. CHAPMAN and JOANNAH M. CHAPMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by J. DENNIS ROACH and JEAN E. ROACH 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 pertaining, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the N $\frac{1}{2}$ of Section 20, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of the N $\frac{1}{2}$ of said Section 20, said point being South 89° 16' 53" West a distance of 3322.85 feet from the East $\frac{1}{4}$ corner of said Section 20; thence South 89° 16' 53" West 627.06 feet to the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; and the true point of beginning of this description; thence North 00° 48' 38" West along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, 649.47 feet; thence North 40° 24' 01" East 664.38 feet to the Southwesterly right of way line of the County Road; thence Northwesterly along the South line of said road to the Easterly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20; thence South along the Easterly line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ to the true point of beginning. (Legal description continued on reverse)

(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 \$ 80,000.00

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 ©, 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 January, 1982; 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.
January 7, 1982.

Personally appeared the above named Jack R. Chapman and Joannah M. Chapman

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

Before me, Janet F. Steward
Notary Public for Oregon
My commission expires 9-20-85

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 _____

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: _____

Jack R. Chapman and Joannah M. Chapman

GRANTOR'S NAME AND ADDRESS

J. Dennis Roach and Jean E. Roach

GRANTEE'S NAME AND ADDRESS

After recording return to:
Crane & Bailey - Attorneys at Law
540 Main Street - Suite 204
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. J. Dennis Roach
1133 Maple Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock M., and recorded in book _____ on page _____ or as file/seal number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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(continued from the reverse side)

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ALSO, the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land in the N $\frac{1}{2}$ of Section 20, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, said corner being South 89° 16' 53" West a distance of 3949.91 feet from the East $\frac{1}{4}$ corner of said Section 20; thence North 00° 48' 38" West 649.47 feet along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; thence North 40° 24' 01" East, 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwest along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the true point of beginning of this description; thence South 40° 24' 01" West, 236.7 feet more or less along said parallel line to the Northerly right of way line of the K.I.D. "E" Canal; thence Northwest along said right of way line to its intersection with the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; thence Easterly along said South line to the Southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00° 48' 38" West along the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
5. Subject to the terms and provisions set forth in "Notice to Persons Intending to Plat Lands within Klamath Basin Improvement District", recorded July 24, 1970, in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~record~~

this 15 day of Jan, A.D. 19 82 at 2:21 clock P.M. and

duly recorded in Vol. M82, of Deeds on a c. 601

Fee \$8.00

EV. LYNN BIEHN, County

By Joyce McArthur

RECORDED TO STATE

RECORDED TO COUNTY

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