

WARRANTY DEED—SURVIVORSHIP

18031

MB2 17159

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 Wayne Winfrey & Hazel Winfrey, Box #31, Fall Creek, Oregon 97438, 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:

Lot #18: E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 9, TWP25S R8E W.M. Five acres M. or L. Subject to a thirty foot (30 ft.) easement along South boundary for mutual roadway use. Subject to power utility easement. Subject to reservations and restrictions of record.

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 \$4,950.00. 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 25th day of February, 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.

John M. Schoonover

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
February 25, 1977

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared the above named John M. Schoonover

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

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 Jan. 28, 1978

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

John M. Schoonover
7740 Cannon Street,
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Wayne Winfrey & Hazel Winfrey
Box #31,
Fall Creek, Oregon 97438
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Wayne Winfrey
Box #31,
Fall Creek, Oregon 97438
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. & Mrs. Wayne Winfrey
Box #31,
Fall Creek, Oregon 97438
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 6 day of Dec., 19 82, at 9:52 o'clock AM., and recorded in book MB2 on page 17159 or as file/reel number 18031, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn County Clerk
By _____ Recording Officer
Fee \$4.00 Deputy