

1-1-74

34850

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover, 7740 Cannon St., Klamath Falls, Oregon 97601, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Timothy A. Kent & Catherine J. Kent, H&W, and John Thomas Kent, 105 Hansen Lane, Eugene, Oregon 97404, 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 #35: N $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 9, TWP25S R8E W.M. /Five acres M or L. Subject to a thirty foot (30 ft.) wide easement adjacent to and parallel with West boundary for mutual roadway and all other roadway purposes, and power utility use. Subject to reservations and restrictions 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 \$4,950.00

~~THE WHOLE OF THE FOREGOING INSTRUMENT IS HEREBY DECLARED TO BE VOID AND OF NO EFFECT EXCEPT AS TO THE PART THEREOF WHICH IS VALID AND EFFECTIVE.~~ (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 15th day of March, 1975; 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.
March 26, 1975

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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)

Personally appeared the above named John M. Schoonover

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

Before me:

Notary Public for Oregon

My commission expires Feb. 9, 1978

Notary Public for Oregon

My commission expires:

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

GRANTOR'S NAME AND ADDRESS

Timothy A. Kent & Catherine J. Kent, H&W, & John Thomas Kent
105 Hansen Lane, Eugene, Ore. 97404

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy A. Kent
1402 Tipperary St.,
Boulder, Colorado 80303

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

Timothy A. Kent
1402 Tipperary St.,
Boulder, Colorado 80303

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of March, 1975, at 11:54 o'clock A.M., and recorded in book 1184 on page 4856 or as file/reel number 34850, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith, Deputy

Fee: \$4.00