

1-1-74

49432

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That CECILE E. HANSEN

for the consideration hereinafter stated to the grantor paid by MAJOR J. TONEY and MARY E. TONEY, 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:

Tract 27, INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon, excepting therefrom the Westerly 120 feet.

All of Lot 26, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following: Beginning at the South-Westerly corner of Lot 26; thence North along the Easterly line of Lodi Street, 58.65'; thence Southeasterly along the line between Lots 25 and 26, 254.7'; thence South 0°13' East along the East Line of said Lot 26, 58.65'; thence Northwesterly in a straight line to the point of beginning. (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

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 \$ 4,000.00. However, the actual consideration consists of or includes other property or interest in property which is the whole or part of the consideration (indicate which).

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 6th day of May, 1985; 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)

Cecile E. Hansen
CECILE E. HANSEN

STATE OF OREGON,
County of Klamath } ss.
May 6, 19 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 _____

_____, 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 be-
half 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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

Personally appeared the above named CECILE
E. HANSEN

and acknowledged the foregoing instru-
ment to be her _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 5/2/80

Cecile E. Hansen

524 S. Fiske

Spokane, WA 99202

GRANTOR'S NAME AND ADDRESS

Major J. and Mary E. Toney

3157 Lodi

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff

228 North 7th Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Major J. and Mary E. Toney

3157 Lodi

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

8242

SUBJECT TO: Easements, restrictions, reservations and rights-of-way of record or those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 4th day of June A. D. 19 85 at 2:54 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 8241

By EVELYN BIEHN, County Clerk

Fee: \$9.00