

STEVENS-NESS LAW PUB. CO., PORTLAND, ME.

**FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate)**

49824

KNOW ALL MEN BY THESE PRESENTS, That Ragnar L. Carlson and Lila  
G. Carlson, husband and wife

for the consideration hereinafter stated to the grantor paid by Manuel A. Reyes and Mary N. Reyes, husband and wife, hereinafter called the grantor,

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:

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the northeast corner of the southwest quarter of said Section 19; thence South 88° 43' 06" West along the northerly line of said SW1/4, 1312.14 feet to a 5/8 inch iron pin marking (for continuation of this legal description see reverse side of this deed)

(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 the above granted premises, that the said premises are free from all encumbrances except as noted above and those apparent upon the land, if any, as of the date of this deed and those apparent upon the land, if any as of the date of this deed:

and that grantor will warrant and forever defend the above granted 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.

[illegible]

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 21<sup>ST</sup> day of February, 19 73; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto, by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
February 21, 1973

Personally appeared the above named Ragnar L. Carlson and Lila G. Carlson  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me?

P. John A. Kalita

Notary Public for Oregon  
My commission expires:

09 AUG 16 1976

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

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 attixed 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.

.....  
**Notary Public for Oregon**  
**My commission expires:**

(OFFICIAL  
SEAL)

# WARRANTY DEED

## (SURVIVORSHIP)

TC

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

MANUEL & MARY REYES  
STAR ROUTE 2 BOX 550  
CHIROQUIN, OREG.  
97624

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTRIES WHERE USED.)

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss

~~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 \_\_\_\_\_~~  
~~Record of Deeds of said County.~~

Witness my hand and seal of  
County affixed.

*Title*

**By**

Deputy

590

Col. G. D. D.

ing the northwest corner of the east half of said SW 1/4; thence South 00° 18' 57" East along the westerly line of said E 1/2 SW 1/4, 2645.05 feet to a point on the southerly line of said Section 19; thence North 89° 58' 07" East along said southerly section line 105 feet more or less to the mean high water line of the westerly bank of the Sprague River; thence following said mean high water line the meander line of which is the following courses and distances; North 02° 14' 38" East, 76.39 feet; North 18° 18' 09" East, 684.63 feet; North 25° 52' 24" East, 222.28 feet; North 31° 42' 03" East, 399.62 feet; North 56° 48' 35" East, 158.93 feet; North 63° 03' 38" East, 426.84 feet; thence leaving said mean high water mark North 28° 57' 55" West, 290 feet, more or less to the southerly right-of-way line of the Sprague River-Chiloquin Highway, a county road; thence North 19° 46' 20" West, 588.60 feet; thence NORTH, 40.00 feet; thence EAST, 493.00 feet to the easterly line of said SW 1/4 of Section 19; thence North 00° 15' 13" West along said easterly quarter section line 279.97 feet to the point of beginning containing 41.74 acres more or less.

EXCEPTING THEREFROM: That portion of land contained within 100 foot wide right-of-way of the Sprague River-Chiloquin Highway, a county road, containing 4.45 acres more or less.

SUBJECT, however, to the following:

1. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
2. Right of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Sprague River.
3. Right of Way, including the terms and provisions thereof, given by Wm. M. Bray to The California Oregon Power Company, a California corporation, dated November 4, 1959, recorded November 12, 1959, in Vol. 317 page 173, Deed records of Klamath County, Oregon. (Affects E 1/2 SW 1/4)
4. Right of Way, including the terms and provisions thereof, given by Wm. M. Bray to The California Oregon Power Company, a California corporation, dated April 25, 1961, recorded July 14, 1961, in Vol. 331 page 38, Deed records of Klamath County, Oregon. (Affects NE 1/4 SW 1/4)
5. Right of Way, including the terms and provisions thereof, given by Wm. M. Bray to Pacific Power & Light Company, a Maine Corporation, dated December 20, 1963, recorded January 2, 1964, in Vol. 350 page 205, Deed records of Klamath County, Oregon. (Affects E 1/2 SW 1/4)
6. Right of Way, including the terms and provisions thereof, given by Ragnar L. Carlson and Lila G. Carlson, husband and wife, to Pacific Power & Light Company, a corporation, dated January 31, 1968, recorded December 11, 1970, in Vol. M70 page 10998, Microfilm records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, given by Ragnar L. Carlson and Lila G. Carlson, husband and wife, to Manuel A. Reyes and Mary Reyes, husband and wife, dated February 12, 1973, recorded February 12, 1973, Vol. M73 page 1540, Microfilm records of Klamath County, Oregon.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 13th day of June A.D. 19 85  
at 2:54 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 3892

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00