

1-1-74

53970

WARRANTY DEED-SURVIVORSHIP

Vol. M85 Page 15398

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover  
7740 Cannon Street, Klamath Falls, Oregon 97601  
47634 Teller Road, Oakridge, Oregon 97563  
hereinafter called the grantor,  
hereinafter called grantees, hereby grants, sells and conveys unto the said grantees, not as tenants in com-  
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
ing 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:

That part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  and that part of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  lying North  
of Highway #58, Section 19, TWP25S, R8E, W. M.

Subject to a power utility easement. Subject to reservations and  
restrictions of record.

Direct access to Highway #58 where this parcel borders highway is  
prohibited.

(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 \$ 6,100.00  
~~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.)~~  
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 23rd day of February, 1978;  
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)

John M. Schoonover

STATE OF OREGON,  
County of KLAMATH } ss.  
February 23 1978

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 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:

Personally appeared the above named  
John M. Schoonover  
and acknowledged the foregoing instru-  
ment to be his \_\_\_\_\_ voluntary act and deed.

Before me:  
Evelyn M. Biehn  
Notary Public for Oregon  
My commission expires 1/28/82

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

John M. Schoonover  
7740 Cannon Street,  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS  
Eugene S. Tomlin and Audrey C.  
Tomlin, 47634 Teller Road,  
Oakridge, Oregon 97563  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Eugene S. Tomlin  
47634 Teller Road,  
Oakridge, Oregon 97463  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. and Mr. Eugene S. Tomlin  
47634 Teller Road,  
Oakridge, Oregon 97563  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
2nd day of October, 19 85,  
at 2:10 o'clock P. M., and recorded  
in book M85 on page 15998 or as  
file/reel number 53970,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith Recording Officer  
Deputy

Fee: \$5.00