

55978

## WARRANTY DEED—SURVIVORSHIP

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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 Grantees listed below:

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:

GRANTEES: Ralph D Peterson & Dewannah C. Peterson, and  
Robert B. Foster & Maurelle J. Foster, and  
Larry A. Brown & Janet D. Brown

Lot #41: W $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 19, TWP25S R8E W.M. Five acres M or L.

Subject to a thirty foot (30 ft.) wide easement on the North boundary.  
and a fifteen foot (15 ft.) wide easement on the East boundary for mutual  
roadway use. Subject to a power utility easement. Subject to restrictions  
and reservations 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 \$1,950.00  
However, the actual consideration consists of the sum of \$1,950.00 plus the sum of \$1,950.00, which is  
the whole consideration (including which) (The sentence between the symbols ①, 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 11th 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 14, 1978

STATE OF OREGON, County of ) ss.  
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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

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

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:

Before me:  
(OFFICIAL SEAL)  
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 976011  
GRANTOR'S NAME AND ADDRESS  
See Grantees listed above

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Ralph D. Peterson  
195 W. 35th Place  
Eugene, Oregon 97405

Until a change is requested all tax statements shall be sent to the following address.  
R. D. Peterson  
195 W. 35th Place  
Eugene, Oregon 97405  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
3rd day of December, 1985,  
at 11:46 o'clock A.M., and recorded  
in book M85 on page 19710 or as  
file/reel number 55978

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: \$5.00