

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. BURGOYNE and FREDA M. BURGOYNE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by IVAN S. EPPERLY and BETTY ANN EPPERLY, husband & wife, and GUY E. EPPERLY and GENEVIEVE EPPERLY, husband & 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 relements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit: The SW 1/4 SW 1/4 of Section 28, Township 39 South, Range 9 E.W.M., EXCEPTING right of way 30 feet wide for the E-5 Lateral as shown by deed from Mary J. Anderson and H.E. Anderson, her husband, to the United States of America, dated and recorded on July 12, 1912, in Deed Volume 37 at page 435, Records of Klamath County, Oregon. SUBJECT TO: Contracts, liens, assessments, rules, regulations, easements, restrictions, and rights of way of record, and those apparent on the land, and, all future real property taxes and assessments.

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 above set forth

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 25 day of April, 1968; 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.

x John D. Burgoyne  
x Freda M. Burgoyne

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
April 25, 1968

Personally appeared the above named John D. Burgoyne & Freda M. Burgoyne and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 4/20/69

STATE OF OREGON, County of Klamath } ss.  
April 25, 1968

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

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

## WARRANTY DEED

(SURVIVORSHIP)

John D. Burgoyne et ux

TO

Ivan S. Epperly et ux

Guy E. Epperly et ux

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

Return to:  
Brandsness & Brandsness  
411 Pine Street  
Klamath Falls, OR 97601

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

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of April, 1968, at 2:54 o'clock P.M., and recorded in book M86 on page 7034 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,  
Klamath County Clerk

By \_\_\_\_\_ Title.  
Deputy.

Fee: \$10.00

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