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WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Donna D. Jackson and Sandra L. Simmons, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donna D. Jackson and Sandra L. Simmons 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:

That portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ , Section 7, Township 38 S. R. 9 E.W.M., more particularly described as follows: Beginning at an iron pin which lies N. 89°49' W. along the quarter line a distance of 976.04 feet and S. 6°02' W. 510.3 feet from the iron pin which marks the center of Section 7, Township 38 S. R. 9 E.W.M., and running thence continuing S. 6°02' W. 270 feet to an iron pin; thence N. 89°49' W. 541.6 feet to an iron pin which lies on the Easterly right of way line of the new The Dalles-California Highway; thence N. 11°36' W. following the easterly right of way line of the new The Dalles-California Highway 274.37 feet to an iron pin; thence S. 89°49' E. 625.1 feet, more or less, to the point of beginning.

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 except those of record and those apparent on the land.

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 \$ none.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 18th day of September, 1987, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, } ss.  
County of Klamath }  
September 18th, 1987.

Personally appeared the above named  
Donna D. Jackson and  
Sandra L. Simmons  
and acknowledged the foregoing instrument to be  
voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Trudie Durant*  
Notary Public for Oregon  
My commission expires 9/30/89

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 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:  
(OFFICIAL SEAL) *TRUDIE DURANT*  
NOTARY PUBLIC - OREGON  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

(If executed by a corporation,  
affix corporate seal)

*Jackson, et al*  
GRANTOR'S NAME AND ADDRESS  
*Jackson, et al*  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
*Donna D. Jackson, et al*  
*3004 Western St.*  
*Klamath Falls, Oregon 97603*  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
*No change*  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 19th day of October, 1987, at 4:23 o'clock P.M., and recorded in book/reel/volume No. M87 on page 18902 or as fee/file/instrument/microfilm/reception No. 80614, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By *Pam Smith* Deputy

Fee: \$10.00

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