

WARRANTY DEED—SURVIVORSHIP

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85563

KNOW ALL MEN BY THESE PRESENTS, That CHARLES V. SHUCK and JOANNA M. SHUCK, hereinafter called the grantor, husband and wife,

for the consideration hereinafter stated to the grantor paid by DANIEL J. SHUCK and TAMMY ANN SHUCK, as joint tenants with right of survivorship, husband and 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 tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

See Exhibit "A" attached hereto, and incorporated herein as if fully set forth.

(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 \$ 1,305.00

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.)

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 30 day of March, 19 88; 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.

Charles V. Shuck

Joanna M. Shuck

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ ss.

STATE OF OREGON, County of Oregon, 19 88

Personally appeared the above named Charles V. Shuck and Joanna M. Shuck

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires 5-13-90

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_ 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.

Notary Public for Oregon My commission expires:

(If executed by a corporation, affix corporate seal)

Charles V. Shuck and Joanna M. Shuck P. O. Box 204 Merrill OR 97633

Daniel J. Shuck and Tammy Ann Shuck P. O. Box 864 Merrill OR 97633

After recording return to:

Mike Ratliff Parks & Ratliff 228 N. 7th St. Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address. Daniel J. Shuck and Tammy Ann Shuck P. O. Box 864 Merrill OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_ I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME TITLE Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

4938

(Attached to and made a part of Warranty Deed wherein Charles V. Shuck and Joanna M. Shuck, husband and wife, are grantors, to Daniel J. Shuck and Tammy Ann Shuck, husband and wife, grantees.)

A tract of land being a portion of Parcel 1 of Minor Land Partition 80-19 situated in the E $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 32, T40S, R11EWM, Klamath County, Oregon, more particularly described as follows, to-wit:

A parcel of land consisting of 101.6 acres, more or less, located in the E $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 32 and in the W $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33, T40S, R11EWM, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pipe marking the  $\frac{1}{4}$  section corner common to said Sections 32 and 33; thence N 89°35'00" East, along the east-west centerline of said Section 33, 560.7 feet to an iron pipe; thence S 00°00'45" E 2369.3 feet to an iron pipe; thence S 89°56'45" W 1870.00 feet to an iron pipe on the easterly right of way boundary of the County Road as the same is presently located and constructed on the ground (said County Road right of way deed being recorded at Pages 387 and 389, Volume 118, Deed Records of Klamath County); thence North, along the said easterly County Road right of way boundary, 2364.5 feet to a point on the east-west centerline of said Section 32; thence N 89°55'30" E, along the east-west centerline of the said Section 32, 58.00 feet to an iron pipe reference monument; thence continuing N 89°55'30" E 1251.1 feet, more or less, to the point of beginning, with bearings and distances based on Survey No. 880 as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM: The southerly 1035.00 feet of the above-described tract.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of inclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein-described premises lying within the boundaries of roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mike Barliff, Attorney the 6th day of April A.D. 19 88 at 3:11 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 4938

FEE \$15.00

Evelyn Biehn County Clerk

By Bernetha J. Letch