

OK

95428

WARRANTY DEED—SURVIVORSHIP

Vol. 788 Page 22173

KNOW ALL MEN BY THESE PRESENTS, That EVALINA D. SOHRAKOFF, a single person, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT E. SWAFFORD and SANDRA S. SWAFFORD, 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:

All of the real property more specifically described on the back of this Warranty Deed.

RESERVING UNTO THE GRANTOR a life estate in said premises.

(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 \$ -0-

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 28 day of December, 1988; 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.

Evalina D. Sohrakoff
Evalina D. Sohrakoff

STATE OF OREGON,)
County of Klamath) ss.
December 28, 1988

Personally appeared the above named Evalina D. Sohrakoff

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

Before me: W. L. Young
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 9-21-92

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)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Evalina D. Sohrakoff
Rt. 3, Box 391
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Robert E. Swafford and Sandra S. Swafford
Rt. 3, Box 391; Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Sandra S. Swafford
Rt. 3, Box 391
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Robert E. Swafford
Rt. 3, Box 391
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of _____) ss.

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.

NAME TITLE
By _____ Deputy

LEGAL DESCRIPTION

A parcel of land situate in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, from which the quarter corner common to Sections 32 and 33 bears North 89 degrees 34' East 1002 feet distant; thence North 0 degrees 06' East 1008.65 feet to the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence South 72 degrees 21' West 340.1 feet; thence South 0 degrees 06' West 907.8 feet; thence North 89 degrees 34' East 324 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 1/2" iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Section 32 and 33 bears South 50 degrees 01' 11" East 1488.33 feet; thence South 00 degrees 06' West 964.93 feet to a 1/2" iron rod, said point also being the South line of the NE1/4 of said Section 32; thence South 89 degrees 34' 00" West 183.81 feet to a 1/2" iron rod; thence North 00 degrees 06' 00" East 907.80 feet more or less to a 1/2" iron rod on the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence North 72 degrees 21' East 193.00 feet along the said right of way line of said highway to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day of Dec. A.D. 19 88 at 4:14 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 22173

FEE \$13.00 Evelyn Biehn County Clerk By Caroline Mullenbarger

STATE OF OREGON County of Klamath I, Evelyn Biehn, County Clerk, do hereby certify that the within instrument was duly recorded for record in the County of Klamath, Oregon, on the 29th day of December, 1988, at 4:14 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 22173.	Evelyn Biehn County Clerk By <u>Caroline Mullenbarger</u>
---	---