

OK

179

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That

Alice Petersen

for the consideration hereinafter stated to the grantor paid by Alice Petersen, hereinafter called the grantor, and Edward James Petersen, 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

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

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 of the consideration (indicate 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 15 day of May, 1989; 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.

X Alice Petersen
Alice Petersen

STATE OF OREGON,

County of Klamath ss.
May 15, 1989, 19

Personally appeared the above named

Alice Petersen

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

(OFFICIAL SEAL)

Before me: *Trudie Durant*

Notary Public for Oregon

My commission expires 4/20/89

STATE OF OREGON, County of

ss.

Personally appeared

and 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

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.

TRUDIE DURANT
NOTARY PUBLIC - OREGON

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Alice Petersen

Highway HC 32 - Box 551

Gilchrest, Oregon 97737

GRANTOR'S NAME AND ADDRESS

Alice Petersen, et al

Highway HC 32 - Box 551

Gilchrest, Oregon 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as above.

NAME, ADDRESS, ZIP

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

Same as above.

NAME, ADDRESS, ZIP

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

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Exhibit A

A parcel of land lying in the Northeast quarter (NE $\frac{1}{4}$) of Section 24, Township 23 South, Range 9 East, and the Northwest quarter (NW $\frac{1}{4}$) of Section 19, Township 23 South, Range 10 East W.M., Klamath County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 253, Page 298 of Klamath County Records of Deeds. The said parcel being described as follows: Beginning at a point on the East line of said Section 24, 361 feet South from the Northeast corner of said Section, said point also being on the South line of said property; thence East 18 feet along said South line to the Southeast corner thereof; thence North along the East line of said property 113 feet, more or less, to a line which is parallel to and 100 feet Easterly of the relocated center line of the The Dalles California Highway; thence South 300' 48' West parallel to the said center line 132 feet, more or less, to the South line of said property; thence East 50 feet, more or less to the point of beginning, containing 0.09 acre, more or less.

ALSO

Beginning at a point in the East line of Section 24, Township 23 South, Range 9, E.W.M., 200 feet South from the Northeast corner of said Section; Thence South parallel to the East line of Section 24 a distance of 26 feet; thence East parallel to the North line of Section 19, Township 23, Range 10 E.W.M., a distance of 17 feet; Thence Southerly to the South line of the N.W. quarter of the N.W. quarter of said Section 19, to a point 18 feet East of the West line of said Section 19, a distance of approximately 104 feet; thence East parallel to the said South line of the Northwest quarter of the Northwest quarter of said Section 19, and the prolongation thereof a distance of 550 feet; thence North parallel to the West line of said Section 19, a distance of 130; thence West parallel with the North line of said Section 19, a distance of approximately 530 feet to the place of beginning, all being located in a part of Section 19, Township 23, Range 10 E.W.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 15th day
of May A.D. 19 89 at 2:42 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 8343

FEE \$13.00

Evelyn Biehn County Clerk

By Paula M. Mendenhall