

-1967

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Vol. m89 Page 19037

KNOW ALL MEN BY THESE PRESENTS, That EVERETT R. DENNIS and FRANCES DENNIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL J. STARR and CLAUDETTE C. STARR, 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:

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

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 \$11,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).^⓪

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 29th day of April, 1972; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.May 1st, 1972.

Personally appeared the above named Everett R. Dennis and Frances Dennis, husband & wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Marlin M. Bleck, Notary Public for Oregon, My commission expires: Oct 23, 1975

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 _____

_____ 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—This sentence and the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

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

No. After Recording,
Michael J. Starr
4235 Anderson
Klamath Falls, OR

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

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 _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By _____

Deputy _____

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'89 OCT 9 AM 11:47

A Tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 14, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch pipe marking the southeast corner of lot 22, Elmwood Park, a duly recorded subdivision; thence N 00° 06' E along the easterly line of said subdivision 207.80 feet, more or less, to the southwest corner of that tract of land described in Deed Volume 334, page 143 of the Klamath County deed records; thence easterly and northerly along the southerly and easterly lines of said tract of land to the southwest corner of that tract of land described in Deed Volume 335, page 147 of the Klamath County deed records; thence easterly and northerly along the southerly and easterly lines of said tract to the southwest corner of that tract of land described in Deed Volume M68, page 4530 of the Klamath County deed records; thence easterly along the southerly line of said tract and the southerly line of that tract of land described in Deed Volume M71, page 2179 of the Klamath County deed records to a one-half inch iron pin marking the southeast corner of said Deed Volume M71, page 2179; thence S 00° 10' W 200.00 feet to a $\frac{1}{2}$ inch iron pin; thence S 89° 50' E 50.00 feet to a $\frac{1}{2}$ inch iron pin; thence S 00° 10' W 50.00 feet to a $\frac{1}{2}$ inch iron pin; thence N 85° 01' E 222.32 feet to a $\frac{1}{2}$ inch iron pin on the west line of the Klamath Irrigation District lateral; thence S 10° 08' E along said westerly line 323 feet, more or less, to the northerly line of that tract of land described in Deed Volume 256, page 512 of the Klamath County deed records; thence westerly along the northerly line of said tract 338 feet, more or less, to the northwest corner of said tract; thence northerly 139.50 feet, more or less, to a $\frac{1}{2}$ inch iron pin which is S 89° 46' E 392.50 feet from the point of beginning; thence N 89° 46' W 392.50 feet to the point of beginning, containing 6.7 acres, more or less.

The above described Tract of land subject to a 25-foot easement on the westerly edge along the easterly line of Elmwood Park.

Joseph S. Westvold
Joseph S. Westvold

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 9th day of Oct. A.D., 19 89
at 11:47 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 19037
Evelyn Biehn County Clerk
By Quelene Nielsen Deputy.

Fee, \$13.00