

27409

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Frances G. Mattos

for the consideration hereinafter stated to the grantor paid by Frances G. Mattos and Suzann K. Riggs, with survivorship 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 attached legal Description.

(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 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 25 day of March, 1991; 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.

Frances G. Mattos

Frances G. Mattos

STATE OF OREGON,
County of Klamath } ss.
March 25, 1991.

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)

Personally appeared the above named Frances G. Mattos

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

(OFFICIAL SEAL)

Before me:
DANA M. NIELSEN
Notary Public for Oregon
My commission expires 12/30/94

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frances Mattos
P.O. Box 215
Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Frances G. Mattos
P.O. Box 215
Merrill, OR 97633

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

DESCRIPTION

A parcel of land lying in and being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and described as follows: Beginning at a point on the Southerly right-of-way line of the Dalles-California highway as said highway has been constructed over and across or adjacent to said property, which point is 30 feet distant at right angles from engineer's center line station 1111 plus 30.8 of said highway; said point also being 29.6 feet South and 572.9 feet East of the North quarter corner of said Section 8; thence South 0° 01' 10" West a distance of 61.21 feet; thence along the Northerly line of the right-of-way of the Merrill-Hatfield road on the arc of a 1969.86 foot radius curve right (the long chord of which bears South 56° 37' 10" East a distance of 751.84 feet) a distance of 756.48 feet; thence on a variable radius spiral curve right (the long chord of which bears South 43° 34' 40" East a distance of 164.93 feet) a distance of 164.98 feet; thence North 0° 10' East along the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 8, aforesaid, a distance of 594.1 feet; thence North 89° 58' 50" West along the South line of the right-of-way of the Dalles-California highway a distance of 743.1 feet to the point of beginning.

SAVE AND EXCEPTING, that portion heretofore conveyed to the State of Oregon by deed recorded at page 137, Volume 107, Deed Records of Klamath County, Oregon; and excepting also that portion heretofore conveyed to J. Frank Adams, Jr. by deed recorded at page 261, Volume 107 of Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of March A.D., 19 91 at 2:31 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 5380.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullins