

1-1-72

38626

## WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover  
7740 Cannon Street, Klamath Falls, Oregon 97601, hereinafter called the grantor,  
 for the consideration hereinafter stated to the grantor paid by Andrew B. Doremus & Nina L. Doremus  
325 South 42nd Place, Springfield, Oregon 97477  
 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
 mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
 ing 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:

Lot: #32: W $\frac{1}{2}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ Lot: #33: E $\frac{1}{2}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ Lot: #34: E $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ Lot: #35: W $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ 

All in Section 19, TWP25S, R8E, W.M. Twenty acres M. or L.

Subject to a thirty foot (30 ft) wide easement along North boundary for  
 mutual roadway use. Subject to a power utility easement. Subject to  
 reservations and restrictions of record. Subject to a thirty foot (30 ft.)  
 easement along South boundary for roadway purposes.

(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 \$15,800.00

~~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 24 day of March, 1977;  
 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.

*John M. Schoonover*

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON, )  
 County of KLAMATH ) ss.  
March 24, 1977

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

Personally appeared the above named  
John M. Schoonover

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

Before me:

OFFICIAL  
SEAL

*Evelyn Biehn*

Notary Public for Oregon

My commission expires Jan. 28, 1978

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

John M. Schoonover  
7740 Cannon Street,  
Klamath Falls, Ore. 97601  
 GRANTOR'S NAME AND ADDRESS

Andrew B. Doremus & Nina L. Doremus  
325 South 42nd Place,  
Springfield, Ore. 97477  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Andrew B. Doremus  
325 South 42nd Place,  
Springfield, Ore. 97477  
 NAME, ADDRESS, ZIP

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

## Return &amp; Taxes

Andrew & Nina Doremus  
85875 Fawn Hills Dr.  
Eugene, Or. 97405-9422

STATE OF OREGON, )  
 County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
 13th day of Dec., 19 91,  
 at 12:55 o'clock P.M., and recorded  
 in book M91 on page 26039 or as  
 file/reel number 38626,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pauline Mullins* Deputy

Fee \$28.00

91 DEC 12 PM 12 55

OFFICIAL  
SEAL

28.00