

39016

WARRANTY DEED--SURVIVORSHIP

Vol. 91 Page 26782

KNOW ALL MEN BY THESE PRESENTS, That DENNIS E. MCCOY, a married man as his sole and separate property, and BENJAMIN C. HICKIN, a single man, both as joint tenants with right of survivorship, hereinafter called the grantors, for the consideration hereinafter stated to the grantor paid by DENNIS E. MCCOY, a married man as his sole and separate property, and BENJAMIN C. HICKIN, a single man, and CURTIS-AARON MCCOY, a single man, all three as JOINT TENANTS, 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:

The North 704 Feet of the South 1936 Feet of the East 2475 Feet, of the Southeast 1/4 of Section 30, Township 35 South, Range 12 East, Williamette Meridian, excepting the East 1237.5 Feet thereof, in the County of Kamath, State of Oregon.

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 \$ 0.00. (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 4th day of December, 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.

Dennis E. McCoy
Dennis E. McCoy

Benjamin C. Hickin
Benjamin C. Hickin

GENERAL ACKNOWLEDGMENT

State of California

County of San Bernardino

SS.

On this the 10th day of December, 1991, before me,

Charles Messinese

the undersigned Notary Public, personally appeared

Dennis E. McCoy and Benjamin C. Hickin

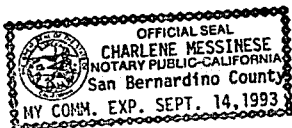
☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the within instrument; and acknowledged that they executed it.

WITNESS my hand and official seal.

Charles Messinese
Notary's Signature



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 24th day of December A.D., 19 91
at 12:56 o'clock P. M. and duly recorded
in Vol. M91 of Deeds Page 26782

EVELYN BIEHN
County Clerk

By Pauline Mueller Deputy.

Fee, \$28.00

GRANTEE'S NAME AND ADDRESS
After recording return to:
DENNIS E. MCCOY
P.O. Box 792
Morongo Valley, CA 92256
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
AS ABOVE
NAME, ADDRESS, ZIP

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