

46970

WARRANTY DEED-SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD W. MC KOEN and BERTHA M. MC KOEN, Trustees of the Mc Koen Family Trust U.A.D. March 30, 1990, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN T. ADKISSON and JAN S. ADKISSON, 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:

The SW 1/4 NE 1/4 of Section 32, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within Pickett Road, A County Road.

(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 except all those of record and those apparent upon the land as of the date of this deed

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

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 1st day of July, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

THE MC KOEN FAMILY TRUST U.A.D. March 30, 1990

by: Clifford W. McKoen, Jr.

by: Bertha M. McKoen, Jr.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on July 1st, 1992,

by Clifford W. McKoen and Bertha M. McKoen, Trustees of the McKoen Family Trust U.A.D. 3-30-90

This instrument was acknowledged before me on July 1st, 1992,

by

as

of

*Evelyn Biehn*  
Notary Public for Oregon

My commission expires 7/13/93

THE MC KOEN FAMILY TRUST  
24219 Old Malin Highway  
Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

JOHN T. & JAN S. ADKISSON  
6062 O'Connor Road  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN T. &amp; JAN S. ADKISSON

NAME

NAME, ADDRESS, ZIP

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

JOHN T. &amp; JAN S. ADKISSON

NAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 2nd day of July, 1992, at 9:08 o'clock A.M., and recorded in book/reel/volume No. M92 on page 14493 or as fee/file/instrument/microfilm/reception No. 46970.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By *Debra M. Mulholland* Deputy

Fee \$30.00

08 JUN 2 AM 9 08