

WARRANTY DEED—SURVIVORSHIP

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59031 93 MAR 25 PM 3 06

KNOW ALL MEN BY THESE PRESENTS, That June Sowell

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by

June Sowell and John L. Sowell

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:

Parcel 1: The North 55 feet of Lot 16, Block 211, Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: That portion of Tract 48 of Merrill Tracts described as follows:
Commencing at a point on the line between Sections 2 & 11 which section line marks the center line of the county road and which point of beginning is 425 feet West from the quarter corner common to sections 2 and 11, thence E. along said Section line 75 feet; thence S. to the high water line of Lost River; thence Westerly along said Lost River to a point due South of the point of beginning; thence North to the point of beginning.

(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 \$ to change title

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (The sentence between the symbols ①, 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 day of March, 1993, 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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 22nd, 1993,

by June Sowell

This instrument was acknowledged before me on , 19 ,

by

as

of

TRUDIE DURANT
NOTARY PUBLIC - OREGON

My Commission Expires

June Sowell

June Sowell

Notary Public for Oregon
My commission expires 9/30/93

June Sowell

GRANTOR'S NAME AND ADDRESS

John L. Sowell

GRANTEE'S NAME AND ADDRESS

After recording return to:

June Sowell

P. O. Box 675 422

Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

June Sowell

P. O. Box 675 422

Merrill, Oregon 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

SPACE RESERVED
FOR
RECORDER'S USE

Page Two of Description

Parcel 3: A portion of Tract 48 of Merrill Tracts, more particularly described as follows: Commencing at a point on the line between Sections 2 and 11, Township 41 South, Range 10 East of the Willamette Meridian, which Section line marks the centerline of a county road running West from the Town of Merrill, and which point of beginning is 500 feet West from the quarter corner common to said Sections 2 and 11; thence East along said Section line a distance of 75 feet; thence South to the high water line of Lost River; thence Westerly along said Lost River to a point due South of the Point of beginning; thence North to the point of beginning.

Parcel 4: That portion of the SE $\frac{1}{4}$ lying South of the Railroad right of way, in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM the following described parcel: Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 E.W.M.; running thence North 0°29' West along the quarter line, which line is also the East boundary of Sunshine Tracts a distance of 674 feet to an iron pin; thence South 89°51' East a distance of 193.9 feet to a point; thence South 0°29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the centerline of the Dalles California Highway; thence North 89°57' West along said South section line a distance of 193.9 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to United States of America by deed dated October 9, 1908, recorded October 13, 1908, in Volume 25 page 135, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Co _____ the 25th day
of March A.D. 19 93 at 3:06 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 6090
By Evelyn Biehn County Clerk
By *Frederick M. Nelson*

FEE \$35.00