

MTC 32464 MK Vol 94 Page 11244

79188 KNOW ALL MEN BY THESE PRESENTS, That A. Bruce Magyar and Pamela Magyar

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by William D. Fox and Linda K. Fox

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 Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 35 South, Range 7 East, Willamette Meridian, consisting of 10 acres, more or less.

Subject to: a 60 foot non-exclusive easement for road and utility purposes, the center-line of which is the north line of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 36 and S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, also the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 35, all in Township 35 South, Range 7 East, Willamette Meridian as recorded in volume 28-0 & 02 M74 Page 2225, Klamath County Records.

(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 the above granted premises, that the said premises are free from all encumbrances except easements of record and those apparent to the land.

and that grantor will warrant and forever defend the above granted 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 \$ 5,950.00

~~This instrument is subject to the provisions of the Oregon Uniform Gifts to Minors Act, 1943, and the Oregon Uniform Transfers to Minors Act, 1948, insofar as they may apply to the hereinabove described premises.~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 15th day of January, 1977; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

A. Bruce Magyar
Pamela Magyar

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

January 15, 1977

Personally appeared the above named A. Bruce J. Magyar & Pamela Magyar

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 4/20/77

NOTE—The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

WARRANTY DEED

(SURVIVORSHIP)

TO

No. William D Fox
10650 Quail Lane
Klamath Falls, OR
97601

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of April, 1994, at 11:21 o'clock A.M., and recorded in book M94 on page 11244.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title.

By Danielle Mullendore Deputy.

Fee \$30.00