

SK

VOTE 1267

7436

KNOW ALL MEN BY THESE PRESENTS, That GEORGE W. McCORKLE and ERVA LEA McCORKLE, husband and wife, hereinafter called the grantor, in consideration of Ten Dollars (\$10) and other good and valuable considerations to the grantor paid by FEROL J. CLARK and DIANA M. CLARK,

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:

Lot 12, Block 4, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for 1967-68, now a lien but not yet payable.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Deed Volume 248 page 397, records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of First Addition to Winema Gardens.
5. Trust deed, including the terms and provisions thereof, given by George W. McCorkle and Erva Lea McCorkle, husband and wife, as grantors, William Canong, as trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated December 14, 1965, recorded December 14, 1965, in Microfilm records as Document No. 2627, Volume M-65, page 4662, records of Klamath County, Oregon, to secure the payment of \$15,750.00, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

2. Rules, regulations and assessments of South Suburban Sanitary District.

3. Reservations and restrictions in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Deed Volume 248 page 397, records of Klamath County, Oregon.

4. Reservations and restrictions contained in the dedication of First Addition to Winema Gardens.

5. Trust deed, including the terms and provisions thereof, given by George W. McCorkle and Erva Lea McCorkle, husband and wife, as grantors, William Ganong, as trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated December 14, 1965, recorded December 14, 1965, in Microfilm records as Document No. 2627, Volume M-65, page 4662, records of Klamath County, Oregon, to secure the payment of \$15,750.00, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

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 those above set forth,.....

and that grantor will and grantor's heirs, executors and administrators shall 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 above set forth.

In construing this deed it is understood that the singular includes the plural wherever the context so requires.

WITNESS grantor's hand and seal this 7th day of September 1967

SEP 19 1907
George W. Donnelly (SEAL)

Larva Lea W. Corkle (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 13 1967

Personally appeared the above named GEORGE W. McCORKLE and ERVA LEA McCORKLE,
 husband and wife.

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

Before me: E. Marie Owens
Notary Public for Oregon
My commission expires Jan. 10, 1969

WARRANTY DEED

(SURVIVORSHIP)

TO

Bruce Owen Reatton
520 Klamath Avenue

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

Fee 1.50

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 21 day of September, 1967, at 4:06 o'clock P.M., and recorded in book M-67 on page 7436.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers
County Clerk-Recorder

By Beverly J. Zeyden
Deputy.