

25403

VOL. M-68

PAGE 7499

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That MARCIA A. MAGNESS, a married woman, her separate property, Glendale, California, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEROY T. BATES and ELIZABETH R. BATES, husband and wife, Rt. 2 Box 255, Dallas, Oregon, 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:

IN TOWNSHIP 35 SOUTH, RANGE 12 EAST, W.M.

North $\frac{1}{2}$ of North $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 7. (10 acres)

SUBJECT TO: Covenants, conditions, restrictions, reservations, right, rights of way and easements of record, and to easements for any existing roadways apparent upon the ground.

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 as hereinabove set forth,

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 except as hereinabove set forth.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$450.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):~~

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 12th day of August, 1968; 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.

Marcia A. Magness

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA }

County of Los Angeles ss.

August 12, 1968.

Personally appeared the above named

Marcia A. Magness

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

Before me:

ALICE LINDER, Notary Public for Oregon, California
NOTARY PUBLIC My Commission Expires June 10, 1972
LOS ANGELES COUNTY
My Commission Expires June 10, 1972

STATE OF OREGON, County of Klamath ss.

Personally appeared _____, and

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)

Marcia A. Magness

TO

Leroy T. Bates and

Elizabeth R. Bates

No.

After recording return to:
Leroy T. Bates
3246 S. Hutchinson St.
Los Angeles, Calif.

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

Fee 1.50

STATE OF OREGON, }

County of Klamath ss.

I certify that the within instrument

was received for record on the

12 day of August, 1968,

at 10 o'clock M., and recorded

in book M-68 on page 7499

Record of Deeds of said County.

Witness my hand and seal of

County affixed.

Dorothy Rogers

County Clerk

By Barbara J. M... Title Deputy