

1967

68-987 WHP

25452

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KNOW ALL MEN BY THESE PRESENTS, That HELEN D. LONDON, a widow, hereinafter called the grantor, 8403 Blackburn Ave., Los Angeles, California, for the consideration hereinafter stated to the grantor paid by SALLY F. SMITH, 5013 W. 131st St., Hawthorne, Calif., Charles L. & Patricia A. Mardis, husband & 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:

TOWNSHIP 37 South, Range 12 East, W.M.

Section 5: East 1/4 of Government Lot #4 and East 1/4 of Southwest 1/4 of Northwest 1/4 (41+ acres.)

This conveyance is made subject to easements, rights of way of record, those apparent on the land, and grantor reserves a 60 ft. wide easement over and along a strip of land soth of and parallel to the northerly boundary for joint user roadway and all other roadway purposes for adjoining property owners.

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

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 \$3,847.00

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 16 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.

Helen D. London

OFFICIAL SEAL
JAMES R. MAGUIRE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

STATE OF OREGON, CALIFORNIA

County of Los Angeles

Personally appeared the above named

Helen D. London

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

OFFICIAL SEAL
JAMES R. MAGUIRE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
Notary Public for Oregon

My commission expires

May 8, 1970

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 Klamath ss.

Personally appeared _____, 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)

HELEN D. LONDON

TO SALLY F. SMITH and CHARLES L. & PATRICIA SMITH

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

Transamerica Title Insurance Co.

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of August, 1968, at 1:15 o'clock P.M., and recorded in book M. 68 on page 7577. Record of Deeds of said County. Witness my hand and seal of County affixed.

DOROTHY ROGERS,

COUNTY CLERK Title.

By _____ Deputy.

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