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VOLUME 69 PAGE 723

FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate)

1967

KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS, a single man, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM LOUIS DUKE and INEZ M. DUKE, husband and wife, and INEZ A. SOLAGA, a widow, 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 7 in Block 3 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; rules, regulations and assessments of South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

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 above 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,900.00

part of the consideration (indicate which) of

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 14th day of January, 1969, 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.

Hilton R. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 14, 1969

Personally appeared the above named HILTON R. THOMAS, a single man,

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

WITNESSES:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 2/23/70

STATE OF OREGON, County of Klamath) ss.

Personally appeared HILTON R. THOMAS 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 (OFFICIAL SEAL)

My commission expires:

NOTE—The bracket between the symbols () If not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

Hilton R. Thomas

TO

William Louis Duke, et al

et al

BY EVERETT HESS LAW FIRM, P.C., PORTLAND, ORE.

Return

First Federal Bank

540 Main

Klamath Falls, Ore

97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of January, 1969, in book 174 of Deeds on page 723 of the Record of Deeds of said County.

Witness my hand and seal of County affixed.

Lin D. Milne

County Clerk

By *Donna J. Milne* Deputy

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Fee \$14.50