

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

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

1967 70-1203 44124

KNOW ALL MEN BY THESE PRESENTS, That DAVID DEVERE THOMAS and BONNY JO THOMAS, husband and wife, hereinafter called the grantors for the consideration hereinafter stated to the grantor paid by WILSON EDWARD KEEFER and GARTH KEEFER

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 3 in Block 43 of First Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

SUBJECT TO: Real property taxes 1970-71 tax year now a lien but not yet payable, easements and rights of way of record and those apparent on the land, if any, and to that Certain mortgage to the First National Bank of Oregon, recorded in Vol 188 at page 319 of Klamath County, Oregon Mortgage Records, which Grantees assume and agree to pay and perform according to its terms as the same comes due and to hold Grantors harmless therefrom.

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 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 \$ 11,500.00. 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 17th day of August, 1970; 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.

David Devere Thomas
Bonny Jo Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
August 19, 1970
Personally appeared the above named David Devere Thomas and Bonny Jo Thomas and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: Oct 3, 1972

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.
1970
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 _____

Return to:
Wilson Edward Keefer
522 Lincoln Street
Klamath Falls, Oregon
97601

STATE OF OREGON, County of Klamath } ss.
I certify that the within instrument was received for record on the 20th day of AUGUST, 1970, at 11:11 o'clock A.M., and recorded in book M 70 on page 7315. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By _____ Deputy.
FEE \$1.50

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