

KNOW ALL MEN BY THESE PRESENTS, That MAE FITZWATER, a married woman, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ARTHUR L. FITZWATER and MAE FITZWATER, husband and wife, as tenants by the entirety, 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:

The Westerly 40 feet of the Easterly 80 feet of Lot 1, Block 5 and the Westerly 80 feet of Lot 2, Block 5 of Dixon Second Addition, also known as Dixon Addition No. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$love & affection. ~~to the said grantees, their heirs and assigns, 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.~~ to create an estate by the entirety.

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 19th day of October, 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.

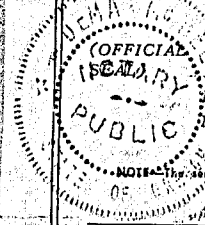
Mae Fitzwater

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. October 19, 1970. Personally appeared the above named Mae Fitzwater

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

Before me: Notary Public for Oregon My commission expires: 3-31-71



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) Mae Fitzwater

TO Arthur L. Fitzwater and Mae Fitzwater

Arthur L. Fitzwater 2310 Main St. City

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 20th day of October, 1970, at 9:12 o'clock A.M., and recorded in book M70 on page 9331. 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

together with the ten appertaining; also all furnished by landlords described, including, but not limited to, lighting, heating, cooking, shelving, counters, and connection with the said re To Have and To And the Mortgagor does said real property, that he is is free from encum lawful ch