

1967

KNOW ALL MEN BY THESE PRESENTS, That Philip S. Pavlik & Josephine L. Pavlik h/w and Maria J. Pavlik a single woman, 6945 W. 77th Street, Los Angeles, California 90045, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William J. Wellman & Richard K. Wellman both single men, Post Office Box 27708, Los Angeles, California 90027 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 34 South, Range 8 East W.M. Section 21: North 1/2 of North 1/2 of Northwest 1/4 of Southeast 1/4 (10 A.)

This conveyance is made subject to: (See Exhibit "A" attached hereto and made a part hereof).

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.

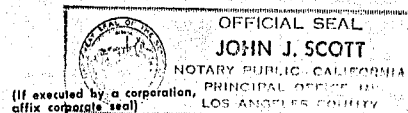
And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

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 \$3900.00. However, the actual consideration consists of the inclusion of other property not given or promised which is not at 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 9th day of November, 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.



(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California }
County of Los Angeles } ss.

November 9, 1968.
Personally appeared the above named Philip S. Pavlik, Josephine L. Pavlik and Maria J. Pavlik and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) John J. Scott
Notary Public for Oregon California
JOHN J. SCOTT
My commission expires:

My Commission Expires Nov. 2, 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 _____) ss.
_____, 19____

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)

PHILIP S. PAVLIK,
JOSEPHINE L. PAVLIK and
MARIA J. PAVLIK

TO
William J. Wellman and
Richard K. Wellman

Richard K. Wellman
P.O. Box 382
San Fernando
California 91341

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed:

By _____ Title _____ Deputy _____

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EXHIBIT "A"

Easements, rights of way of record, and those apparent on the land and:

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 foot wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of that part of Northwest 1/4 of Northwest 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southeast 1/4 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of West 1/2 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 foot wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of Southeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M., and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southwest 1/4 of Southwest 1/4 of Northeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 20th day of January A. D., 19 71 at 4:01 o'clock P.M., and duly recorded in

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Fee \$3.00

WM. D. MILNE, County Clerk

By *Phyllis Kettle*

No. 7 Revised

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