

1967

KNOW ALL MEN BY THESE PRESENTS, That EVERETT R. DENNIS and FRANCES DENNIS, hereinafter called the grantor, husband and wife, for the consideration hereinafter stated to the grantor paid by KELLY LEE LAZARUS and ADELIA G. LAZARUS, husband and 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:

Beginning at the Southeast corner of Lot 7, Block 49, in FIRST ADDITION to Klamath Falls, Oregon; thence Northwesterly, parallel with Third Street 110 feet to the Northeast corner of Lot 7; thence Southwesterly parallel with Washington Street 52.8 feet; thence Southeasterly parallel with Third Street 110 feet; thence Northeasterly parallel with Washington Street 52.8 feet to the point of beginning, being a portion of Lot 5, Block 7, EWANA HEIGHTS ADDITION, and all of Lot 7 Block 49, FIRST ADDITION to Klamath Falls, 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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which) ~~the whole~~

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 2nd day of November, 1971; 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.

*Everett R. Dennis*  
*Frances Dennis*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 2nd, 1971

Personally appeared the above named Everett R. Dennis and Frances Dennis, husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

*Robert M. Bleah*  
Notary Public for Oregon

My commission expires Oct 23, 1975

STATE OF OREGON, County of Klamath ss.

November 2nd, 1971

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)

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.

# WARRANTY DEED

(SURVIVORSHIP)

TO

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

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

No.

*Everett R. Dennis*  
*1407 E. Splendide*  
*City Kelly Lee Lazarus*  
*234 W 3rd*

Fee \$1.50

*city Cook*

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of November, 1971, at 11:07 o'clock A.M., and recorded in book M71 on page 11485. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By *Cynthia L. Hays* Deputy.

NOV 3 11 07 AM 1971

NOV 3 3 34 PM 1971

NOV 3 11 06 AM 1971

STATE OF OREGON  
County of Klamath

1971, at \_\_\_\_\_  
Mortgages for \_\_\_\_\_

Witness \_\_\_\_\_

Fee \$1.50

*Rpt to*  
*1407*