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Vol. 72 Page 4272

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

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

1967

KNOW ALL MEN BY THESE PRESENTS, That Mildred L. Mix, a widow, at 5312 Vantage Ave. Apt. 1, North Hollywood, Calif. 91607, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ernest C. Niles, and Phyrne L. Matheson, (Joint Tennant) at 2828 Reynier Ave. Los Angeles, Calif. 90034 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 35 South, Range 10 East. W.M. Section 20;

South $\frac{1}{2}$ of South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ (40 Acres) Calimus Butte Quadrangle

This conveyance is made subject to easements, rights of way of record, those apparent on the land, & a 60ft wide easement for joint user roadway and all other roadway purposes.

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 \$5,700.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is not herein indicated which is~~

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 Tenth day of Nov., 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.

Mildred L. Mix

Mildred L. Mix, Widow

(If executed by a corporation, affix corporate seal)

California
STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Mildred L. Mix

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath, ss.
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)

(If 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)

Mildred L. Mix, Widow

TO

Ernest C. Niles, And
Phyrne L. Matheson, Joint
Tennant

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

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 24 day of APRIL, 1972, at 8:40 o'clock A.M., and recorded in book M. 72 on page 4272. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Deputy.

FEE \$2.00

No.

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