

1967

28-2664

KNOW ALL MEN BY THESE PRESENTS, That THEODORE W. RITTER, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MIKE J. YERKOVICH and OLGA HEMMESCH

hereinafter called grantees, hereby grants, bargains, sells and conveys to 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 2 in Block 3, RIVERVIEW ADDITION, Klamath County, Oregon.

Subject to: Trust Deed, including the terms and provisions thereof, dated November 9, 1965, recorded November 10, 1965, in M-65 at page 3523, to Oregon Title Insurance Company, trustee for beneficiary, First National Bank of Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

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 as above stated,

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 \$ 13,117.89. 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 5th day of May, 1972; 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.

*Theodore W. Ritter*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, May 8, 1972. Personally appeared the above named Theodore W. Ritter and acknowledged the foregoing instrument to be his voluntary act and deed.

STATE OF OREGON, County of Klamath, 1972. Personally appeared [blank] and [blank] 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 [blank], 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: LINDA L. PENNEY, Notary Public for Oregon, My commission expires: 1-20-76

Notary Public for Oregon, My commission expires: [blank]

NOTE: The sentences between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED (SURVIVORSHIP)

THEODORE W. RITTER TO MIKE J. YERKOVICH OLGA HEMMESCH

MIKE J. YERKOVICH 2344 LINDLEY WAY KLAMATH FALLS, ORE. 97601

STATE OF OREGON, County of KLAMATH

I certify that the within instrument was received for record on the 8th day of 8th May, 1972, at 3:26 o'clock PM., and recorded in book M.72 on page 4871 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK

By Hazel Hazel Deputy.

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

FEE \$ 2 00

MAY 8 3 24 PM 1972