

1967

28-4273
 KNOW ALL MEN BY THESE PRESENTS, That Fred G. Hess and Edith Marie Hess, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dale W. King and Jacqueline M. King, 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 Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon thence North 0°14' East 33.5 feet; thence North 89° 52' West 1140.5 feet to the true point of beginning; thence North 89° 52' West 146.0 feet; thence North 0° 14' East 574.5 feet; thence (for continuation of this description on reverse side)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 13th day of February, 1973; 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.

Fred G. Hess
 Fred G. Hess

Edith Marie Hess
 Edith Marie Hess

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
 County of Klamath) ss.
 February 13, 1973.

Personally appeared the above named Fred G. Hess and Edith Marie Hess and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL) Margaret E. Looney
 Notary Public for Oregon
 My commission expires: 3-19-73

STATE OF OREGON, County of) ss.
 February 13, 1973.

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

No.

Dale W. King
 5620 Alva
 City

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

STATE OF OREGON,) ss.
 County of)

I certify that the within instrument was received for record on the day of 1973, 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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South 89°57' East 146.0 feet; thence
South 0° 14' West 574.7 feet to the true point of beginning.
Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Reservations and recitals, including the terms and provisions thereof, in Deed from Nellie W. Haley, widow, to Henry Semon, et ux., dated February 2, 1934, recorded February 8, 1934, in Deed Volume 102 at page 326, Records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof, granted to the California Oregon Power Company, a California Corporation, dated November 26, 1957, recorded January 9, 1958 in Deed Volume 296 at page 562, Records of Klamath County, Oregon.

Transamerica Title Ins. Co.,
this 14th day of Feb. A.D. 1973
9:01 o'clock A.M. and day,
recorded in Vol. M-73 of Deeds
1608
Wm D. MILNE, County Clerk
By *[Signature]* Deputy
Fee \$4.00

L#0140162

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