

1967

KNOW ALL MEN BY THESE PRESENTS, That DARRELL WELLS and JOANN R. WELLS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROLAND HOLMES and MINNIE HOLMES, 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:

The North 1/2 of Lot 36 FAIR ACRES #1 EXCEPT THEREFROM any portion lying within the right of way of Kane Street, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation (for continuation of this legal description see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE 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 (if any) and those apparent upon the land.

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 \$4,000.00.

~~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 15th day of April, 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.

DARRELL WELLS

JOANN R. WELLS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
April 15, 1973

Personally appeared the above named DARRELL WELLS and JOANN R. WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL

Before me,

Notary Public for Oregon, June 10, 1975

My commission expires:

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 COUNTIES WHERE USED.)

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

No.

Laur-Bonne Realty
1415 East Main St.
City

STATE OF OREGON,

County of _____) ss.

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 _____

5504

rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from Walter T. Smith, a single man, and Frank A. Smith and Edith Smith, husband and wife, to Harriet C. Doege, a single woman, dated November 10, 1927, recorded September 11, 1930 in Book 90 at page 615, Deed Records.
4. Subject to the requirements and provisions of ORS Chapter 481. pertaining to the registration and transfer of ownership of a mobile home, and any interest or liens disclosed thereby.

STATE OF OREGON, {
County of Klamath {

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 7th day of MAY A.D. 19 73

at 3:46 o'clock P M and day

recorded in Vol. M 73 of DEEDS

5503

Wm. J. P. LANE, County Clerk

By *Hazel Drayton* Deputy

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