

A-23586

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

1967

KNOW ALL MEN BY THESE PRESENTS, That Jennette G. Brackins, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Jenny E. Davis, Bertha M. Hansen and

Page D. Kenck,  
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
ing 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:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line  
of Lot 53, Block H of Homecrest Subdivision which lies South 45°11' East a distance of  
60 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest  
Subdivision and running thence: Continuing South 45°11' East along the Northeasterly line  
of Lot 53 a distance of 68 feet to an iron pin; thence South 44°49' West a distance of  
120 feet to an iron pin; thence North 45°11' West a distance of 40 feet to an iron pin;  
thence North 30°04' East a distance of 124 feet to or less, to the point of beginning;

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 as-  
signs, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from  
all encumbrances, except as herein set forth,

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 \$ 26,500.00.  
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 in-  
cludes 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 16th day of  
August, 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

August 16, 1973

Personally appeared the above named

Jennette G. Brackins,

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

Notary Public for Oregon  
My commission expires June 10, 1975

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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

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 COUN-  
TIES WHERE  
USED.)

No.

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

Jeri Bonne Realty

1415 East Main

Hamak Falls, Ore.

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instru-  
ment 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.

11495

said tract being a portion of Lots 52 and 53, Block H, of Homecrest Subdivision, according to the official plat thereof on file in the records of Klamath County, Oregon.

Also the North half of the following described tract: A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 in Block H of Homecrest Subdivision which lies South 45°11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45°11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44°49' West a distance of 120 feet to an iron pin; thence North 45°11' West a distance of 60 feet to an iron pin; thence North 44°49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of Block H of Homecrest Subdivision according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith; Reservations and restrictions contained in the dedication of Homecrest; Easements and rights of way of record or apparent on the land, if any; real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Mortgage to The Bank of Klamath Falls, a corporation, dated October 9, 1958, recorded October 10, 1958, in Mortgage Vol. 185, page 535, Records of Klamath County, Oregon, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 21st day of August, A. D. 19 73 at 2:26 o'clock P. M., and  
duly recorded in Vol. 185, of DEEDS on Page 11494

FEE \$ 4.00

By Wm D. MILNE, County Clerk  
Hazel D. Draz