

1967

88696

28-6943

KNOW ALL MEN BY THESE PRESENTS, That Rodney D. Cox and Ruth M. Cox, aka Rodney Darold Cox and Ruth Marie Cox, husband and hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Patrick James Brennan and Patsy Lenora Brennan, 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:

Lot 10 in Block 16 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ALSO one-half of the alley adjoining said property, Klamath County, Oregon.

Subject, however, to the following:
1. Taxes for the year 1973-74 \$401.58, part paid. Balance \$200.79 unpaid.
(for continuation of this deed 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 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 \$ 21,700.00
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 3rd day of May, 1974; 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.

Rodney D. Cox and Ruth M. Cox,
aka Rodney Darold Cox and
Ruth Marie Cox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 8, 1974

Personally appeared the above named
Rodney D. Cox and Ruth M. Cox, aka
Rodney Darold Cox and Ruth Marie
Cox and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Believe me:
(OFFICIAL SEAL) James W. Wedley

Notary Public for Oregon

My commission expires: 1-20-76

STATE OF OREGON, County of

Personally appeared

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.
Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

TO

No.

414 1/2 St. Patrick J. Brennan
619 Mt. Post
City 9760

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

STATE OF OREGON

County of

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 or as
file number Record of
Deeds of said County.
Witness my hand and seal of
County affixed.

By

Title.

Deputy.

5785

2. Restrictive covenants, including the terms and provisions thereof, as to use, building, re-subdivision and set back lines, recorded August 23, 1956, in Miscellaneous Volume 12 at page 243. Said instrument re-recorded September 10, 1956 in Miscellaneous Volume 12 at page 250. Said agreement modified as to building size by instrument recorded July 9, 1959 in Volume 314 at page 80.

3. Trust Deed, including the terms and provisions thereof, dated March 15, 1973, recorded March 28, 1973 in Book M-73 at page 3582, Microfilm Records, given to secure the payment of \$18,250.00, with interest thereon and such future advances as may be provided therein, executed by Rodney Darold Cox and Ruth Marie Cox, husband and wife, to Transamerica Title Insurance Company, Trustee for beneficiary Firstbank Mortgage Corporation, a Washington corporation, which mortgage grantee hereby assumes and agrees to pay according to its terms and also hereby assumes the obligation of Rodney Darold Cox and Ruth Marie Cox, husband and wife, under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to his release from his obligations under the loan instruments, the present balance of which is \$18,046.78.

*RDC
RMC*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 9th day of May A. D. 1974 at 1:39 o'clock PM., and
duly recorded in Vol. M 74, of DEEDS on Page 5784

FEE \$ 1.00

Wm D. MILNE, County Clerk
Harold Drazic

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