

1967

28-0102 92797

KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RALPH W. SAWYER or RUTH E. SAWYER, 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:

- (5) The South 150 feet of Lot 43, CLOVERDALE TRACTS, TOGETHER WITH one-half of vacated Logan Street adjoining said lot on the West, Klamath County, Oregon.

(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

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 \$ 12,960.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

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 September, 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.

PACIFIC WEST MORTGAGE CO.

By: *J. K. Hansen* President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of _____, 19____
Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Marion, } ss.
September 5, 1974
Personally appeared J. K. HANSEN, who, being duly sworn, did say that the former is the president of PACIFIC WEST MORTGAGE CO., 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:
Loretta J. Ulan
Notary Public for Oregon (OFFICIAL SEAL)
My commission expires: 12-31-77

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1957, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

PACIFIC WEST MORTGAGE CO.

TO
RALPH W. SAWYER et ux

No.

Pacific West Mortgage Co.
P.O. Box 497
Stayton, Or 97383
jat

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

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of Sept., 1974 at 10:50 o'clock A.M., and recorded in book M-74 on page 11965 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: *Greg L. Davis* Title, Deputy.
Mr. Lester Ray Davis 5611 Delaware Klamath Falls, Or 97601

Until a change is requested, all tax statements shall be sent to the following name and address