

1.1-74

WARRANTY DEED—SURVIVORSHIP

172-5578

KNOW ALL MEN BY THESE PRESENTS, That RONALD A. BOND and DARTHULA BOND, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LINDA K. McNICHOLS and LLOYD D. McNICHOLS, daughter and father 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Trust Deed, including the terms and provisions thereof, recorded September 26, 1974, in Book M-74 at page 12670, in favor of The First National Bank of Oregon, which the Grantees herein assume and agree to pay.

(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 said premises, that same are free from all encumbrances except as shown above

and that grantor will warrant and forever defend the said 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 \$ 10,400.00 .
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of April, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Washington } ss.
 April 25, 1975

Personally appeared the above named
 Ronald A. Bond and Darthula
 Bond

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *[Signature]*
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires 6-22-76

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

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 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: _____ (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

GRANTOR'S NAME AND ADDRESS

 GRANTEE'S NAME AND ADDRESS

 After recording return to:
 Linda K. McNichols & Lloyd D. McNichols
 1510 Wilford
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address:
 First National Bank of Oregon
 P.O. Box 3131
 Portland, Oregon 97208
 NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
 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/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.
 By _____ Recording Officer
 _____ Deputy

APR 29 1975

EXHIBIT "A"

4572

The following described real property in Klamath County, Oregon:

Beginning at a point on the Northerly and Westerly line of Cook Street, at the intersection of a line between Lots 2 and 3, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, with said Northerly and Westerly line of Cook Street; thence Northwesterly along said line between Lots 2 and 3, Block 1, First Addition, 100 feet; thence Southwesterly parallel with Cook Street, to the line between Lots 3 and 4, Block 1, First Addition; thence Southeasterly along line between Lots 3 and 4, Block 1, First Addition, 100 feet to the Northerly and Westerly line of Cook Street; thence Northeasterly along the Northerly and Westerly line of Cook Street to the point of beginning, containing a plot of ground 52 feet by 100 feet, and being a portion of Lot 3, Block 1, First Addition to the City of Klamath Falls.

STATE OF OREGON, COUNTY OF KLAMATH,

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 29th day of APRIL 1975 at 11:00 AM

duly recorded in Vol. 75 of DEEDS on Page 4571

FEE \$ 4.00

W. B. MEYER, County Clerk

Hazel Magie