

3960-9

WARRANTY DEED—SURVIVORSHIP

Vol. 75 Page 9678

KNOW ALL MEN BY THESE PRESENTS, That
EVERETT L. LEACH and PATRICIA C. LEACH,

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

DAVID E. CLEMENS and GOLDY M. CLEMENS, 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 Southeasterly 50 feet of Lot 11, Block 1, Tract No. 1038
Midland Hills Estates, in Section 1, Township 40 S., Range 8,
E.W.M., Klamath County, Oregon. Said Southeasterly 50 feet
being parallel to and contiguous with the Southeast line of said
Lot 11.

(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 reservations, restrictions, rights of way and easements of record and those apparent on the land,

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 \$ 1,500.00

However, the actual consideration consists of or includes other property or value added or promised which is the whole consideration (indicate which). (The sentence between the symbols @ and ! not applicable should be deleted, See OES 2109.)

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 15 day of July, 1975; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Everett L. Leach
Patricia C. Leach

STATE OF OREGON,

County of Klamath

July 15, 1975

Personally appeared the above named

Everett L. Leach and Patricia C. Leach

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8/11/78

STATE OF OREGON, County of

ss.

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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Everett and Patricia Leach
Route 1, Box 923 D
Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS

David and Goldy Clemens
122 Clark Street
Midland, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

David and Goldy Clemens
122 Clark Street
Midland, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David and Goldy Clemens
122 Clark Street
Midland, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of AUGUST, 1975,

at 11:30 o'clock AM., and recorded in book M 75 on page 9678 or as file/reel number 3961

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel L. [Signature] Deputy

FEE \$ 3.00