

6398

WARRANTY DEED—SURVIVORSHIP Vol.

M 75

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KNOW ALL MEN BY THESE PRESENTS, That LILA F. ANGUS, a single woman,
hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by LUCILE F. KEPNER and FRED H. KEPNER - - -

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 11 in Block 2 of First Addition to
Altamont Acres, according to the official
plat thereof on file in the office of the
County Clerk of 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 said premises, that same are free from all encumbrances except restrictions, reservations, rights of way 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 \$3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21st day of October, 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 Klamath) ss.
October 21, 1975

Personally appeared the above named
Lila F. Angus

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

Before me, *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 6-18-78

STATE OF OREGON, County of) ss.
1975

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: _____

Lila F. Angus
3035 Boardman
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Lucile F. Kepner & Fred H. Kepner
6237 Nile Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Lucile F. Kepner & Fred H. Kepner
6237 Nile Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Lucile F. Kepner & Fred H. Kepner
6237 Nile Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the
21st day of October, 1975,
at 4:25 o'clock P.M., and recorded
in book M 75 on page 13170 or as
file/reel number 6398

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By *[Signature]* Recording Officer
Deputy

FEE \$ 3.00

75 OCT 21 PM 4 50
RAMIREZ & KALAR
ATTORNEYS AT LAW
514 WALNUT STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE 884-9275

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