

1-1-74

15387

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Jerry Halvorsen & William Rossworn, hereinafter called the grantor, tenants in common, but with the right of survivorship, for the consideration hereinafter stated to the grantor paid by Wayne A. Wilcox as to an undivided 1/3 interest, not as tenants in common, but with the right of survivorship 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: Lots 4 and 5, Block 54, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom that portion deeded to the state of Oregon for Highway purposes together with all existing, future, or potential common law of statutory abutments easements of access between the right of way of the public way identified as the relocated the Dalles-California Highway.

(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 easements of record and those apparent to 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 \$ 1.00

(The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.050.)

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 22d day of June, 1976; 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)

Wayne A. Wilcox as attorney in fact for Jerry Halvorsen and William Rossworn

STATE OF OREGON,

County of Klamath, June 22, 1976

STATE OF OREGON, County of \_\_\_\_\_, ss. Personally appeared \_\_\_\_\_, who, being duly sworn,

Personally appeared the above named Wayne A. Wilcox for himself and not one for the other, did say that the former is the ss attorney in fact for Jerry Halvorsen and William Rossworn

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

Before me, Notary Public for Oregon, My commission expires 12/15/78

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
First Fed  
2943 S. 6th

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss. County of KLAMATH I certify that the within instrument was received for record on the 24th day of JUNE, 1976, at 3:55 o'clock P. M., and recorded in book M. 76 on page 9573 or as file/reel number 15497. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
By J. Hazel Brady Deputy Recording Officer

FEE \$ 3.00