

38-11259

KNOW ALL MEN BY THESE PRESENTS, That Paul E. Wilcox and Alma Wilcox, hereinafter called the grantor, husband and wife, for the consideration hereinafter stated to the grantor paid by Duane Day and Katherine Day, 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 South $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of section 36, Township 35 South, Range 12 East, Willamette Meridian.

Subject to: A non-exclusive easement Across the easterly 30 feet. Together with: a 60 foot non-exclusive easement south along the centerline of the south-east $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 36 Township 35 south range 12 east W.M., to the south line of section 36, thence easterly along the section line to the intersection of the east line of Spring Butte Drive.

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 except easements of record and those apparent to the land.

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 \$ 2,495.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 27th day of January, 1975; 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.

x *Paul E. Wilcox*
Paul E. Wilcox
x *Alma Wilcox*
Alma Wilcox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 27, 1975

Personally appeared the above named Paul E. Wilcox and Alma Wilcox

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/20/77

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED (SURVIVORSHIP)

TO
KATHERINE DAY
P.O. Box 155, Beatty, Oregon

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 9th day of September, 1976, at 3:53 o'clock P.M., and recorded in book 76 on page 14153 or as file number 18779, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,
County Clerk

Title.

Shirley A. C. Land Deputy.

fee \$3.00

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

Shore

76 SEP 9 PM 3 53

690