

1-1-74

18780

WARRANTY DEED—SURVIVORSHIP

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38-11259
KNOW ALL MEN BY THESE PRESENTS, That Paul E. Wilcox and Alma Wilcox, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Duane Day and Katherine Day, husband

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 North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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.

(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 \$ 2,495.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 27th day of January, 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,
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,
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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KATHERINE DAY
PO BOX 155 BEATTY, OREGON

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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 M76 on page 14154 or as file/reel number 18780.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer

Deputy
fee \$3.00

SPACE RESERVED FOR RECORDER'S USE