

1967

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MTC 2122

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KNOW ALL MEN BY THESE PRESENTS, That Percy L. Baird and Ramona J. Baird, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Carol A. Zumwalt,

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:

All that portion of Tract 2 of 400 subdivision, lying Southerly and Westerly of the right of way of the No. 1-B-1A Drain of Klamath Project, Klamath County, Oregon.

Subject to easements and rights of way of record and those apparent on the land, if any, as of the date of this Deed.

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 the present existing Contract, including the terms and provisions thereof, dated Sept. 1, 1962, the unpaid principal balance of which is \$1,507.78, which Grantees assume and agree to pay;

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 \$8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 23rd day of February, 1971; 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.

Percy L. Baird  
Ramona J. Baird

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 23, 1971

Personally appeared the above named

Percy L. Baird and Ramona J. Baird and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires June 10, 1977

STATE OF OREGON, County of Klamath

Personally appeared

and 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)

NOTE—The variance between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

(SURVIVORSHIP)

PERCY L. BAIRD, et ux

TO

GARY L. ZUMWALT, et ux

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

Carl M. & Carmelita J. Nelson  
P.O. Box 355  
Keno, Oregon 97627

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of Sept., 1976, at 2:52 o'clock P.M., and recorded in book M. 76 on page 15159.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D Milne

County Clerk Title

By Deputy

3.00

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