

1-1-74

WARRANTY DEED—SURVIVORSHIP

Vol. Om Page 17789

38-11573 21346
 KNOW ALL MEN BY THESE PRESENTS, That Ariston Vallejos and Fraxedes Vallejos,
 husband and wife, hereinafter called the grantor,
 for the consideration hereinafter stated to the grantor paid by Wayne A. Wilcox, a married man

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: Beginning at the Southeasterly corner of Lot 6, Block 49, First Addition to Klamath Falls, Oregon; thence Northwesterly and parallel with 3rd Street 110 feet more or less to alley; thence Southwesterly and parallel with High Street 52.8 feet to third Street; thence Southeasterly and at right angles to High Street 110 feet more or less, to the Southwesterly corner of Lot 6 of said Block 49; thence Northeasterly at right angles to 4th Street and along High Street 52.8 feet to the place of beginning; the whole of said premises as described being all of Lot 6 of said block 49 and a portion of Lot 5 of Block 7, Ewana Heights Addition to Klamath Falls, Oregon, and being that portion of said Lot lying Westerly of the line between Lots 6 and 7, Block 49, First Addition extending on through Lot 5, Block 7, Ewana Heights Addition, to the alley, according to the recorded plat thereof, filed 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 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 \$ 2,000.00
~~Other consideration consists of or includes the property or value of property 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 3rd day of July, 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)

Ariston Vallejos
Fraxedes Vallejos

STATE OF OREGON,)
 County of Klamath) ss.
July 7, 1975

STATE OF OREGON, County of _____) ss.
 _____, 19____

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)

Personally appeared the above named Ariston Vallejos and Fraxedes Vallejos

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

Before me, Wm. D. Milne
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires 1/10/79

Notary Public for Oregon
 My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to: <u>Wayne G. Wilcox</u> <u>3947 S. 6th</u> <u>City</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: <u>same as above</u>	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss. County of <u>KLAMATH</u>	
I certify that the within instrument was received for record on the <u>9th</u> day of <u>NOVEMBER</u> , 19 <u>76</u> , at <u>10:39</u> o'clock A.M., and recorded in book <u>M. 76</u> on page <u>17789</u> or as file/reel number <u>21346</u> , Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
<u>WM. D. MILNE</u> Recording Officer By <u>Hazel Shagan</u> Deputy	
FEE \$ 3.00	