

22312

WARRANTY DEED—SURVIVORSHIP

Vol. 76 Page 19259

KNOW ALL MEN BY THESE PRESENTS, That CORA MARY KLEM

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

Lynn H. Hayes and Cora Mary Klem

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 Easterly 65 feet of Tract 41 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Independence Tracts; Easements and rights of way of record or apparent on the land, if any;

(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 as hereinabove set forth,

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 and affection

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 day of November, 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.

Cora Mary Klem

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
November 18, 1976

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

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 _____

Personally appeared the above named Cora Mary Klem

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

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 8/11/78

Notary Public for Oregon
My commission expires:

Cora Mary Klem
3919 Bristol Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Lynn H. Hayes
5414 Independence Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Lynn H. Hayes
5414 Independence Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Lynn H. Hayes
5414 Independence Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of DECEMBER, 1976, at 9:29 o'clock A.M., and recorded in book M 76 on page 19259 or as file No. 22312

Record of Deeds of said county.

Witness my hand and seal of

Notary Public for Oregon

By _____ Recording Officer

By _____ Deputy

INDEXED

FEE \$ 3.00

STATE OF OREGON, COUNTY OF KLAMATH, ss. re-recorded to correct spelling of proper name

I hereby certify that the within instrument was received and filed for record on the 8th day of DECEMBER A.D., 1976 at 8:58 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 19690

FEE \$ 3.00

WM. D. MILNE, County Clerk

By _____ Deputy