

KNOW ALL MEN BY THESE PRESENTS, That Leo De Monte, a married man

for the consideration hereinafter stated to the grantor paid by GEORGE S. WHITEMAN & ASSOCIATES,  
a California corporation

hereinafter called grantees, hereby grants, 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 Southeast one-quarter of the Northwest one-quarter of the Northwest one-quarter; The East one-half of Government Lot 2; The West one-half of the Southeast one-quarter of the Northwest one-quarter; The Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter; and the Northeast one-quarter of the Southwest one-quarter of Section 18, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. SEE ATTACHED EXHIBIT "A" FOR RESERVATION CLAUSE.

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.

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 \$48,000.00. However, the actual consideration consists of a right to receive \$48,000.00.

④ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).⑤

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 5th day of April, 1977; 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.

.....  
LEO DE MONTE

(If executed by a corporation,  
affix corporate seal)

STATE OF ~~OREGON~~ <sup>California</sup> )  
County of <sup>Los Angeles</sup> ) ss.  
*April 5* 19 *77*  
Personally appeared the above named  
**Leo De Monte**

ment to be *by Freeman*  
(OFFICIAL SEAL)  
My Commission Expires December 1, 1981  
My commission expires: Dec 1 1980

STATE OF California )  
OREGON, County of Los Angeles ) ss.  
April 5, 1977 )  
 Personally appeared Leo De Monte )  
 )  
 ) 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. )

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 sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1957, as amended by the 1967 Special Session.

# WARRANTY DEED

## (SURVIVORSHIP)

Leo De Monte

TC

George S. Whiteman & Assoc.

When recorded mail to

Leo De Monte  
19449 Wells Dr.  
Tarzana, CA. 91356

STATE OF OREGON, }  
County of ..... } ss.

*I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.*

By \_\_\_\_\_ Title.  
Deputy.



6695

EXHIBIT "A"

Excepting and reserving unto the grantor hereunder 1/2 of all of grantor's interest in all minerals, oil, petroleum, brea, asphaltum, coal and all other hydrocarbon substances, and all geothermanl resources lying in or undersaid land below a depth of 500 feet from the surface thereof, with no right of surface entry.

STATE OF OREGON, COUNTY OF CLATSOP; ss.

Filed for record at request of Trans. America Ins. Co.

this 20th day of April A.D. 1977 10:52 A.M. and

duly recorded in Vol. M 77, of Deeds on Page 6694.

Fee \$6.00

Wm D. MUSE, County Clerk

*Haylt Hazel*