

28361

Vol. 77 Page 6698

38-12217

KNOW ALL MEN BY THESE PRESENTS, That Leo De Monte, a married man, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by George S. Whiteman & Associates, a California corporation

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 West one-half of the Northwest one-quarter of the Southeast 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 \$13,000.00. 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 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
Leo De Monte

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.
County of Los Angeles }

April 5, 1977

Personally appeared the above named

Leo De Monte

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

OFFICIAL SEAL
Before me
LIBBY FREEMAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
California
My Commission Expires December 1, 1980

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:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

NOTE--The sentence between the symbols @, if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

Leo De Monte

TO

George S. Whiteman & Assoc.

When recorded mail to:

No. Leo De Monte
19449 Wells Dr.
Tarzana, CA. 91356

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

STATE OF OREGON, } ss.
County of

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.

EXHIBIT "A"

6699

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.

Excepting and reserving unto the grantor hereunder, his heirs and assigns, an easement for ingress and egress, and utility purposes, 60' wide, running from East to West along the North line of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 18, Township 28 South, Range 8 East, Willamette Meridian, in the county of Klamath, State of Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, &

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

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

duly recorded in Vol. M77, of Deeds on Page 6698

Fee \$6.00

W. D. MILNE, County Clerk

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