

1-1-74

29193

WARRANTY DEED—SURVIVORSHIP

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38-12535 KNOW ALL MEN BY THESE PRESENTS, That Betty Ahern

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by James L. Hutchinson and Nicolette Sue

Bowen, Right of Survivorship.

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:

Lot Nine (9), Block Twenty-Two (22), Third Addition, River Pine Estates, State of Oregon, Klamath County, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-73, Page 6940, Deed Records.

This property is not currently used for Timber, Agriculture, Grazing or Mining purposes.

(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:

Covenants, Conditions, Restrictions, Reservations, Right of Way and Easements now of record, if any.

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 \$ 3650.00

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 1st day of May, 1977; 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)

STATE OF OREGON,

County of Deschutes

May 1, 1977

Personally appeared the above named

Betty Ahern

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Oct 22, 1978

STATE OF OREGON, County of) ss.

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)

Betty Ahern

52427 River Pine Rd.

La Pine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

James L. Hutchinson & Nicolette Sue Bowen

503 Park Ave.

Eugene, Oregon 97404

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ahern Realty

52427 River Pine Rd.

La Pine, Oregon 97739

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

James L. Hutchinson & Nicolette Sue Bowen

503 Park Ave.

Eugene, Oregon 97404

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument

was received for record on the

6th day of MAY, 1977,

at 11:26 o'clock AM, and recorded in

book M77 on page 7854 or as

file/reel number 29193,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By Hazel Draz Deputy

FEE \$ 3.00

NOTE: The Trust Deed Act or savings and loan association property of this state, its subli