

## WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That L. B. Wilson and Barbara L. Wilson, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Margaret Philomena Castriotla Wilder and Katherine Arline Mathis

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 thereto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to wit:

Lot 4 in Block 8 of Pleasant View Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage, to rules, regulations and assessments of South Suburban Sanitary District, to easements and rights of way of record and apparent on the land, and to reservations and restrictions contained in Deed Vol. 152, page 273, records of Klamath County, Oregon.

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 taxes for 1977-78;

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 \$27,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 6<sup>th</sup> day of July, 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 Klamath ) ss.  
July 6, 19 77.

Personally appeared the above named L. B. Wilson and Barbara L. Wilson

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

Before me: *Merald A. Page*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 4/24/81

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Margaret Philomena Castriotla  
Wilder and Katherine Arline Mathis  
1843 Etna, Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 6th day of JULY, 1977, at 3:36 o'clock PM., and recorded in book 77 on page 1122 or as file/reel number 3209C, Record of Deeds of said county.

Witness my hand and seal of County affixed.

*W. J. HILSE*  
Recording Officer  
By *Hazel Dray* Deputy

FEB 13 1980