

33413

WARRANTY DEED—SURVIVORSHIP

Vol. 77 Page 13855

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. CLARK AND PATRICIA A. CLARK

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL P. PICARD AND VALERIE J. FREIRICH

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:

Commencing at a point 850 feet North of the Southwest corner of Section 2, in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, running thence East 238 feet; thence North 50 feet; thence West 238 feet to the West line of said Section 2; thence South 50 feet to the place of beginning; situated in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 30 feet conveyed to Klamath County for road purposes.

Premises herein described are within and subject to statutory powers of Klamath Irrigation District, South Suburban Sanitary District, and Klamath Basin Improvement District.

(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

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 \$11,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd day of AUGUST, 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)

Robert L. Clark  
Patricia A. Clark

STATE OF OREGON,

County of Klamath

August 2nd, 1977

STATE OF OREGON, County of ) ss.

Personally appeared, 19

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of AUGUST, 1977, at 3:31 o'clock PM., and recorded in book M77 on page 13855 or as file/reel number 33413.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Office

By Hazel W. Wagoner Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 main

NAME, ADDRESS, ZIP

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

Michael P. Picard  
2819 Summers Lane

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

That for the purpose of this deed, the grantor has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.