

WARRANTY DEED—SURVIVORSHIP

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A-28274

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KNOW ALL MEN BY THESE PRESENTS, That

EDWARD R. ARNOLD & MARY ANN ARNOLD

for the consideration hereinafter stated to the grantor paid by DONALD J. CONRAD & DONALD LEWIS CONRAD

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 28 in Block 2 of Tract No. 1002 Lawanda Hills, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Restrictions, reservations, rights of way of record and those apparent upon the land;

(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 taxes for fiscal year 1977-78;

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 \$ 7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (Indicate which) (The sentence between the symbols ①, 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 25 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)

Mary Ann Arnold
Edward R. Arnold

STATE OF OREGON,

County of Klamath

August 25, 1977

STATE OF OREGON, County of

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Personally appeared

and

Personally appeared the above named Edward R. and Mary Ann Arnold

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-5-79

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Edward R. Arnold

GRANTOR'S NAME AND ADDRESS

Mr. Donald J. Conrad et al
1164 Waverly Hts Drive
Thousand Oaks, CA 91320

After recording return to:

Same as above

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of August, 1977, at 3:33 o'clock P.M., and recorded in book 777 on page 15834 or as file/reel number 31801.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer
By [Signature] Deputy

FEE \$ 3.00