

35544

KNOW ALL MEN BY THESE PRESENTS, That Floyd R. Carbaugh Jr. 4737 Sturdivant Ave., Klamath Falls, Oregon 97601 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ronald M. & Benita A. Colitti (husband & wife) and Daniel G. Reynolds & Dorothy M. Reynolds (husband & wife) all 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:

Parcel #1: All blocks 1, 2 and 3, Sprague River Estates, situated in the SW $\frac{1}{4}$  of Section 18; Township 36 South, Range 13 East of the Willamette Meridian.  
Parcel #2: The E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, lying Southerly of the centerline of the Sprague River and Northerly of Hwy 140, except that part described as parcel #1.  
(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 the above granted premises, that the said premises are free from all encumbrances.

SUBJECT TO: Rights, Rights of way, easements of record, those apparent on the land and to those common to the area.

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 \$ 39,000.00.  
~~However, the actual consideration paid for this transfer is \$ 39,000.00 which is the whole 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 2nd day of September, 1976; 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.

Floyd R. Carbaugh Jr.  
Floyd R. Carbaugh Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath, )  
September 2, 1976  
Personally appeared the above named Floyd R. Carbaugh Jr.  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
Kathy R. Mallamo  
Notary Public for Oregon  
My commission expires: 6/13/80

STATE OF OREGON, County of \_\_\_\_\_, ss.  
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: \_\_\_\_\_

**WARRANTY DEED**  
(SURVIVORSHIP)  
Floyd R. Carbaugh Jr.  
TO  
Ronald M. & Benita A. Colitti  
Daniel G. & Dorothy M. Reynolds

STATE OF OREGON } ss.  
County of KLAMATH }  
I certify that the within instrument was received for record on the 12th day of SEPTEMBER, 19 77, at 11:28 o'clock AM, and recorded in book M77 on page 16935 or as file number 35544, Record of Deeds of said County.  
Witness my hand and seal of County a'ffixed.  
WM. D. MILNE  
COUNTY CLERK  
By Bernetha L. Litch Deputy.

FEE \$ 3.00

Until a change is requested, all tax statements shall be sent to the following name and address  
D. Same