

37977

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Marts and Maude Marts, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roger Babcock and Laurena Babcock, husband and wife, 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:

Beginning at a 5/8" iron rod marking the SW corner of the SW1/4 of Section 35, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence North 0° 12' East, 375.15 feet to a point; thence East 43 feet more or less to the centerline of the Enterprise Irrigation District Canal; thence North 89° 53' East, 178.00 feet to a point; thence North along the Westerly boundary of Garden Tracts, a platted subdivision in Klamath County, 213.25 feet more or less to a point on the centerline of the Enterprise Irrigation District Canal; thence Southwesterly along the centerline of said Canal to the point of beginning.

(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 as noted above and those apparent on the land, 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 \$ 4000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 4000.00~~

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 26 day of October, 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.
October 26, 1977

Personally appeared the above named Wayne A. Marts and Maude Marts

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 9-11-78

STATE OF OREGON, County of Klamath, 1977 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Wayne A. Marts
1607 Summers Lane
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Rodger Babcock
1545 Summers Lane
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Rodger Babcock
1545 Summers Lane
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Rodger Babcock
1545 Summers Lane
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of October, 1977, at 4:25 o'clock P. M., and recorded in book M77 on page 20575 or as file/reel number 37977

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice S. Delach Deputy Recording Officer

Fee \$3.00