

1-1-74

41921

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That CURTIS R. NELSON and KATHIE NELSON,
 husband and wife, hereinafter called the grantor,
 for the consideration hereinafter stated to the grantor paid by LYDIA GENTRY and HATTIE GAY

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:

Lots 23 and 24 in Block 24, INDUSTRIAL ADDITION to the City of Klamath Falls,
 according to the official plat thereof on file in the office of the County Clerk
 of Klamath County, Oregon.

(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 that Trust Deed in favor of Security Savings and Loan Association, recorded October 14, 1976 in Volume M76, page 16226, which the grantees herein agree to assume and pay according to the terms contained therein,

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 \$ 25,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th day of January, 1978;
 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.January 16, 1978

Personally appeared the above named Curtis R. Nelson, individually and as attorney
 in fact for Kathie Nelson

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

(OFFICIAL SEAL)

John Bluman
 Notary Public for Oregon
 My commission expires 8-23-81

STATE OF OREGON, County of Klamath ss.

Personally appeared Curtis R. Nelson,
 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)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the
16th day of January, 1978,
 at 12:53 o'clock P.M., and recorded
 in book M78 on page 1130 or as
 file/reel number 41921

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

Wm. D. Milne

By Richard Ketch Recording Officer
 Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for

Lydia Gentry and Hattie GayM.T.C.

NAME, ADDRESS, ZIP

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

Security Savings222 S. Sixth StreetKlamath Falls, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE