

38-14200  
43459

WARRANTY DEED—SURVIVORSHIP

Vol. M 78 Page 1000

3276

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. HATFIELD and KAREN J. HATFIELD - - -

for the consideration hereinafter stated to the grantor paid by JAMES R. MERRILEES and BARBARA J. MERRILEES - - -

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 23, Block 2, Tract No. 1099, ROLLING HILLS, in the County of Klamath, State of 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 easements, restrictions, rights of way of record.

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 \$9500.00

~~Howsoever the actual consideration of money or other thing or things which is the true and actual consideration paid for this transfer, stated in terms of dollars, is \$9500.00~~

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 day of February, 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)

James L. Hatfield  
Karen J. Hatfield

STATE OF OREGON, }  
County of Klamath } ss.  
February 17, 1978

Personally appeared the above named James L. Hatfield and Karen J. Hatfield

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

Before me: *Loren L. Bailey*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 1-11-82

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_, 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: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

James L. and Karen J. Hatfield  
5315 Summit  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

James R. and Barbara J. Merrilees  
P. O. Box 296  
Merrill, Oregon 97633  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Crane & Bailey  
540 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
James R. and Barbara J. Merrilees  
P. O. Box 296  
Merrill, Oregon 97633  
NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 21 day of February, 1978, at 3:33 o'clock P.M., and recorded in book \_\_\_\_\_ on page 3276 or as file/reel number M78

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

Fee \$3.00 Wm. D. Milne  
Recording Officer  
By *Terrence J. Holch* Deputy