

1967

46325

Vol. 177 Page 7288

KNOW ALL MEN BY THESE PRESENTS, That Luther H. Dearborn

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Virginia Lee Rice and Jonni Jo Rice

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 12 in Block 77, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, TOGETHER WITH an easement for driveway purposes described as follows:

Beginning at the most Southerly corner of Lot 7 in Block 77 of BUENA (For continuation of this legal description, see reverse side of this document.)

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$42,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of 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 14TH day of April, 1978; 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.

Luther H. Dearborn
Luther H. Dearborn

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

April

19 78

Personally appeared the above named Luther H. Dearborn

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/24/81

STATE OF OREGON, County of) ss.

Personally appeared , 19 , 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KLAMATH FIRST FEDERAL
540 MAIN
KLAMATH FALLS, OR 97601

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file number

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By

Deputy.

SP-11151

VISTA ADDITION TO THE CITY OF KLAMATH FALLS; thence in a Northeasterly direction to the most Northeast corner of said Lot 7; thence Southeasterly to a point 10 feet Southeast of the Westerly corner of Lot 5; thence Northeasterly parallel with and 10 feet distant from the Northwest line of Lot 5, to the East line of said Lot 5; thence Northerly to the most Southerly corner of Lot 12; thence Northwesterly along the lot line between Lots 11 and 12, 10 feet; thence Southerly to a point that is 10 feet Northwesterly of the intersection of the Southeast line of Lot 11 and the West line of Idaho Street, and running parallel with said Idaho Street; thence Southwesterly parallel with and 10 feet distant from the Southeasterly lot line of Lots 10 and 11, to the Southwesterly line of Lot 10; thence Southwesterly to a point that is 20 feet Northwesterly of the most Northeasterly line of Lot 7; thence Southwesterly parallel with and 20 feet distant from the Southeasterly line of Lot 7 to the Southwest line of said Lot; thence Southeasterly 20 feet to the most Southeast corner of Lot 7 and the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 14th day of April, A. D. 1978, at 3:28 clock P.M., or

truly recorded in Vol. M78, of Deeds, on Page 7288

Wm D. MILNE, County Clerk

By Bonitha D. Letch

Fee \$6.00