

11-74

52525

WARRANTY DEED—SURVIVORSHIP

Vol. 78 Page 16525



KNOW ALL MEN BY THESE PRESENTS, That Kenneth Francis Thompson Jr., and F. Jeanne Thompson, 240 W. Glenwood, Fullerton, Calif., hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John W. Berg and E. Maxine Berg, 2664 Kincaid Street, Eugene, Oregon 97405 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 #5: S½ W½ W½ SE¼ NE¼ Section 10 TWP25S R8E W.M. Five acres M or L.

Subject to a fifteen foot (15ft.) wide easement on North boundary, and South boundary, for mutual roadway and all other roadway purposes. Subject to a ten foot (10 ft.) wide easement along East boundary. Subject to power utility easement. Subject to reservations and restrictions of record.

(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

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 \$5,000.00

~~It is hereby acknowledged that the above described premises are subject to a mortgage in favor of the State of Oregon, which is a part of the consideration for the purchase of the same.~~ (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 _____ day of _____, 19____; 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)

Kenneth Francis Thompson Jr.
F. Jeanne Thompson

STATE OF OREGON, California } ss.
County of Los Angeles }
Subscribed to _____, 1976.

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

Personally appeared the above named _____ and acknowledged the foregoing instrument to be a _____ voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me: _____
Notary Public for Oregon, California
My commission expires June 7, 1977

Before me: OFFICIAL SEAL
JEAN ALBRECHT
Notary Public for Oregon, CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 7, 1977

(OFFICIAL SEAL)

Kenneth Francis Thompson Jr. and
F. Jeanne Thompson, 240 W. Glenwood,
Fullerton, California 92632

GRANTOR'S NAME AND ADDRESS

John W. Berg & E. Maxine Berg
2664 Kincaid Street,
Eugene, Oregon 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John W. Berg
2664 Kincaid Street,
Eugene, Oregon 97405

NAME, ADDRESS, ZIP

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

Mr. & Mrs. John W. Berg
2664 Kincaid Street,
Eugene, Oregon 97405

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of July, 1978, at 3:19 o'clock AM., and recorded in book 478 on page 16525 or as file/reel number 52525.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.00