

53122

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KNOW ALL MEN BY THESE PRESENTS, That John Lundberg hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jeffrey M. Lord and Phyllis A. Noble 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 on the Easterly line of Eleventh Street in the City of Klamath Falls, 45 feet Northwest of the most Southerly corner of Lot 4, Block 68, NICHOLS ADDITION TO THE TOWN OF LINKVILLE, now the City of Klamath Falls; Easterly line of Eleventh Street 50 feet; thence Northeasterly along the angles to Eleventh Street to the Northerly line of said Lot 4; thence (For continuation of this document, see reverse side of this deed.) 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 \$22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 7th day of August, 19 78; 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.

John Lundberg
John Lundberg

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
August 7, 19 78
Personally appeared the above named John Lundberg
and acknowledged the foregoing instrument to be his voluntary act and deed.

Bert H. Hultgren
Notary Public for Oregon
My commission expires: 3/20/81

STATE OF OREGON, County of _____ } ss.
Personally appeared _____, 19 _____, 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)

WARRANTY DEED (SURVIVORSHIP)

TO _____

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

KLAMATH FIRST FEDERAL
540 MAID
KLAMATH FALLS, OR

STATE OF OREGON,
County of _____ } ss.

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 _____ of said County. Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

Easterly along the Northerly line of said Lot 4, 64.55 feet; thence Southwesterly at right angles to Eleventh Street to the Easterly line of Eleventh Street, the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I, W. D. MILNE, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same is on file in my office.
Witness my hand and seal of office at Medford, Oregon, this 9th day of August, A. D. 1978, at 3:56 P. M., and duly recorded in Vol. 1781, of Deeds on Page 17507.

W. D. MILNE, County Clerk
By *Bernice A. Shetch*
Fee \$6.00

00.00

John Lundberg

STATE OF OREGON, County of Klamath, ss.
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County of Klamath
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