

K-31185

1967

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KNOW ALL MEN BY THESE PRESENTS, That Bob L. Girrard

, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ruth H. Hughes and Richard F. Harrell

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 3, Block 1, ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for 1978-1979.

(For continuation of this deed, 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 \$21,000.00

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 29th day of November, 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.

Bob L. Girrard
Bob L. Girrard

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Clackamas } ss.

Personally appeared the above named

Bob L. Girrard

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

Before me:

(OFFICIAL SEAL) Nancy B. Ayford

Notary Public for Oregon

My commission expires:

My Commission expires Aug. 4, 1979

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.

STATE OF OREGON, County of } 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

Girrard

TO

Hughes - Harrell

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

No. Ruth Hughes - Richard Harrell
General Delivery
Diamond Lake, Oregon
97731

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 or as file number. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By Deputy.

27773

2. Reservations and restrictions contained in the dedication of Antelope Meadows, as follows: "Subject to a 16 foot easement for future public utilities and a 20 foot building set back as shown on the annexed map, also subject to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ _____
on the 11th day of December A. D. 1978 at 11:00 o'clock AM., and
fully recorded in Vol. M-78, of Deeds on Page 27772

Fee \$6.00

Wm D. MILNE, County Clerk

By *Jaqueline J. Mettlee*