

61019

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Joseph W. Green

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Joseph W. Lance and Dorothy M. Lance,
Husband and Wife

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:

Lots 3 and 4, Block 9, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, less the Northerly 90 feet of said Lots 3 and 4, Block 9, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Said Northerly 90 feet includes that portion of vacated Oregon Avenue lying along the Northerly boundary of Lots 3 and 4.

(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 as listed on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 96,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 15th day of January, 1979; 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)

Joseph W. Green, by his Attorney,
in fact, Bradley Finch

STATE OF OREGON,)
County of Klamath) ss.
January 15, 1979

Personally appeared the above named
Bradley Finch, as attorney in fact
for Joseph W. Green

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

Before me:
(OFFICIAL SEAL) Linda Steller

Notary Public for Oregon

My commission expires

My Commission Expires July 13, 1981

STATE OF OREGON, County of) ss.
January 15, 1979

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:

Joseph W. Green

GRANTOR'S NAME AND ADDRESS

Joseph W. Lance and Dorothy M. Lance
2426 Hawkins Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTIC

NAME, ADDRESS, ZIP

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

Joseph W. Lance and Dorothy M. Lance
2426 Hawkins Street

Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1979, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy

1055

SUBJECT TO:

A California Oregon Power Co. transmission line easement recorded in Volume 252 at Page 574, and in Volume 256, page 438, Records of Klamath County, Oregon, and assigned to California Oregon Power., in Volume 266, page 316, Records of Klamath County, Oregon.

Sewer and water use charges, if any, due to the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 15th day of January A. D. 1979 at 3:04 clock P.M., or

duly recorded in Vol. M79, of Deeds on Page 1054

Wm P. MILNE, County Clerk

By Bernice A. Hetch

Fee \$6.00