

1967

61470

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KNOW ALL MEN BY THESE PRESENTS, That Jim R. Hogue and Carla L. Hogue, husband and wife,

for the consideration hereinafter stated to the grantor paid by Donald D. Abbott and Juanita L. Mason, hereinafter called the grantor, 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:

Tract 5 of SUNSHINE TRACTS situated in Section 1, Township 41 South, Range 10, E.W.M., Klamath County, Oregon, 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. Any unpaid charges or assessments of the City of Merrill for municipal improvements. (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 \$13,567.00. 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 19 day of JANUARY, 1979; 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.

Jim R. Hogue
Carla L. Hogue

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.
JANUARY 19, 1979

Personally appeared the above named Jim R. Hogue and Carla L. Hogue, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Aug. 7, 1980

NOTE: The sentence between the symbols (), 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.
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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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED (SURVIVORSHIP)

TO

Return to: First Nat'l Bank
Klamath Falls RELO
P. O. Box 1936
Klamath Falls, Oregon 97601

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of January, 1979, at 1:36 o'clock P. M., and recorded in book M79 on page 1816 or as file number 61470, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice H. Hetch Deputy

Fee \$3.00

Until a change is requested, all statements shall be sent to the following name and address