

A-29766

FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate).

1-1-74

63729

WARRANTY DEED—SURVIVORSHIP

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M79 Page 5395

KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT CO., an Oregon Corporation, FLYNN, Brother and Sister, 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:

Lot 4, in Block 5, TRACT 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according go the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO: Reservations, restrictions and rights-of-way of record or apparent on the face of the land,

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 those as set forth above

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 \$11,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 5th day of March, 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)

STATE OF OREGON,

County of _____ } ss.
_____, 19____

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires _____

Owens Dev. Co.

GRANTOR'S NAME AND ADDRESS

Flynn

GRANTEE'S NAME AND ADDRESS

After recording return to:
Richann Flynn & Richard Flynn
Z. Rt. 1, Box 667 D
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath
March 5, 1979 } ss.

Personally appeared J. Bruce Owens and E. Marie Owens, 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 Owens Development Co.,

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: 7/19/82

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of March, 1979, at 10:18 o'clock A.M., and recorded in book M79 on page 5395 or as file/reel number 63729, Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne,

Recording Officer
By Cynthia Shitsch Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE