

1-1-74

78722

WARRANTY DEED—SURVIVORSHIP

Vol. m 79 Page 29736

KNOW ALL MEN BY THESE PRESENTS, That WANDA J. CUMMINGSfor the consideration hereinafter stated to the grantor paid by JAMES C. CUMMINGS, 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:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

(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 COVENANTS, CONDITIONS, PLAT RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD.

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 \$1.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.630.)

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 19 day of DECEMBER, 19 79; 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)

Wanda J. Cummings
WANDA J. CUMMINGS

STATE OF OREGON,)
County of DOUGLAS) ss.
DECEMBER 19, 19 79

Personally appeared the above named
WANDA J. CUMMINGS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1-18-81

STATE OF OREGON, County of DOUGLAS) ss.
DECEMBER 19, 19 79

Personally appeared James C. Cummings and Wanda J. Cummings, 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

James C. Cummings and Wanda J. Cummings, 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:

WANDA J. CUMMINGS
1346 WHIPPLE STREET
ROSEBURG, OR 97470
GRANTOR'S NAME AND ADDRESS

JAMES C. CUMMINGS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James C. Cummings
P.O. Box 5816
Klamath Falls, Oreg 97601
NAME, ADDRESS, ZIP

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

James

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19

at 10 o'clock M., and recorded in book 100 on page 100 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

29737

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Beginning at the most Northerly corner of Lot 6 in Block 12 of ELDERADO ADDITION, a platted subdivision of the City of Klamath Falls, Oregon, which point of beginning is on the Southwesterly line of Eldorado Boulevard; thence North $49^{\circ} 51\frac{1}{2}'$ West along the Southwesterly line of said Eldorado Boulevard a distance of 85 feet, more or less to the centerline of Birch Street said Eldorado Addition; thence South $40^{\circ} 08'$ West along said center line, a distance of 87.34 feet; thence South $24^{\circ} 49\frac{1}{2}'$ East 33.34 feet, more or less, to the most Northeasterly corner of Lot 8, of said Block 12; thence Southeasterly along the Easterly line of said Lot 8, a distance of 55.46 feet to the most Westerly corner of said Lot 6; thence North $40^{\circ} 03'$ East along the Northwesterly line of said Lot 6, a distance of 110 feet to the point of beginning, formerly Lot 7, Block 25 of the vacated portion of Eldorado Heights and a vacated portion of Birch Street of said Eldorado Heights, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ _____
 this 28TH day of December A. D. 1979 at 1:09 o'clock P. M., on
 fully recorded in Vol. 479, of Deeds on Page 29736

Wm D. MILNE, County Clerk

By Burton H. Hetch

Fee \$7.00