

1967

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KNOW ALL MEN BY THESE PRESENTS, That Allan E. Schulman and Beverley Schulman, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Arthur L. Gehrkens and G. Elanore Gehrkens, 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:

Lot 21, Block 7, of ARROWHEAD VILLAGE Subdivision,  
in Section 2, Township 36 South, Range 6 East,  
Willamette Meridian.

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 public road or highway easement, public utility easements and waste disposal requirements recorded Oct. 3, 1962; Declaration of Restrictions recorded Oct. 26, 1967, in Vol. M67 Page 8359, and Amended Declaration of Restrictions recorded Aug. 13, 1970, in Vol. M70 Page 7024, 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 \$2,950.00

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 26 day of August, 1970; 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.

*Allan E. Schulman*

*Beverley Schulman*

(If executed by a corporation,  
affix corporate seal)

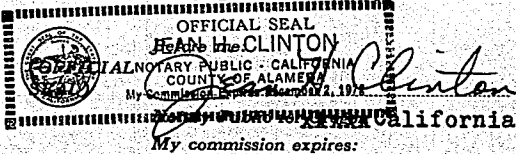
CALIFORNIA  
STATE OF ~~OREGON~~

County of Alameda } ss.

August 26, 1970

Personally appeared the above named Allan E. Schulman and Beverley Schulman,

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



My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19\_\_\_\_

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)

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.

## WARRANTY DEED

(SURVIVORSHIP)

ALLAN E. SCHULMAN

BEVERLEY SCHULMAN

TO

ARTHUR L. GEHRKENS

G. ELANORE GEHRKENS

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of February, 1980, at 11:42 o'clock A.M., and recorded in book M80 on page 2568.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Bernetha Whitack Deputy.

Fee \$3.50

*A. Gehrkens*  
*31392 Santa Ana Way*  
*Union City, Ca. 94587*