

1967

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KNOW ALL MEN BY THESE PRESENTS, That WALLACE W. WATKINS

for the consideration hereinafter stated to the grantor paid by ARTHUR L. GEHRKENS and G. ELANORE GEHRKENS, husband and wife, 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 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 rec. Oct. 26, 1967, in Vol. M67 Page 8359, and Amended Declaration of Restrictions recorded August 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 27th day of June, 1974; 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 hereunto by order of its board of directors.

Wallace W. Watkins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of JACKSON  
June 27, 1974  
Personally appeared the above named  
Wallace W. Watkins  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:  
MY COMMISSION EXPIRES SEPT. 11, 1975

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.

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)

WARRANTY DEED

(SURVIVORSHIP)

WALLACE W. WATKINS

TO

ARTHUR L. GEHRKENS

G. ELANORE GEHRKENS

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

31392 Santa Ana Way  
Union City, Ca 94587

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON, } ss.  
County of Klamath

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 2569  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Bernetha J. Hetch Deputy.

Fee \$3.50

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