

1-1-74

K-33021

31775

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN C. JOSSE AND MARY ANN JOSSE

for the consideration hereinafter stated to the grantor paid by LAWRENCE S. RUIZ, 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 10 and the Southerly 2 feet of Lot 9 in Block 7 of Buena Vista Addition to the City of Klamath Falls, Oregon, togetherwith that portion of vacated Oregon Avenue lying Southerly of Lot 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;
Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Assessments of the City of Klamath Falls for monthly sewer/water service if any;

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 aid 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

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 \$44,800.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 11 day of March, 19 80; 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)

Steven C. Josse

Steven C. Josse

Mary Ann Josse

Mary Ann Josse

STATE OF OREGON,

County of Klamath

Mar 11, 19 80.

STATE OF OREGON, County of

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:

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

8-3-83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence Ruiz
2505 31st St
K. Falls, OR

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

DVA

NAME ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of March, 19 80, at 3:22 o'clock P.M., and recorded in book 180 on page 4670 or as file/reel number 31775. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Pamela Deloch Recording Officer Deputy