

1-1-74

WARRANTY DEED—SURVIVORSHIP

Vol. M80 page 7048

K-33112

KNOW ALL MEN BY THESE PRESENTS, That **STEPHEN C. MINCH AND HORTENCIA P. MINCH**, Husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **LORENE W. ANDERSON AND JERRY O. ANDERSON**, Mother and Son

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:

The South half of Lot 496 and the South half of the East half of Lot 497 in Block 109, MILLS ADDITION to the City of Klamath Falls, 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; AND MORTGAGES including the terms and provisions thereof, executed by Stephen C. Minch and Hortencia P. Minch, dated August 8, 1974 recorded August 8, 1974 in Vol M74 page 10321 securing \$21,300.00, and dated June 8, 1979 recorded June 8, 1979, in Vol. M79 page 15123, securing \$13,440.00 which BUYERS HEREIN ASSUME.

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 as shown above, which buyers herein agree to assume and pay according to the terms thereof;

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 \$47,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 15 day of April, 1980; 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.

Stephen C. Minch
Stephen C. Minch

Hortencia P. Minch
Hortencia P. Minch

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

April 15, 1980

Personally appeared the above named
**Stephen C. Minch and
Hortencia P. Minch**

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires 8-5-83

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 be-
half 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:

Mr. and Mrs. Stephen C. Minch

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Lorene W. Anderson
Jerry O. Anderson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Lorene W. Anderson

2161 Vine St.

Klamath Falls, Oregon 97601

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

Dept of Veterans Affairs
Salem, OR 97310

NAME ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
15th day of April, 1980,
at 3:37 o'clock P.M., and recorded
in book M80 on page 7048 or as
file/reel number 83217

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Bernard H. Helt* Recording Officer
Deputy
Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE

80 APR 15 PM 3 37