

1-1-74

WARRANTY DEED—SURVIVORSHIP

Vol. 17

Page

10114



85119

KNOW ALL MEN BY THESE PRESENTS, That William A. Maddalena

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William A. Maddalena and Goldie M. Maxwell 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 1, the Southeasterly 20 feet of Lot 6, and the following described portion of Lots 2 and 5, Block 2, Original Town Of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Beginning at the Southeasterly corner of Lot 2, said Block 2, thence Northerly along the Easterly line of Lot 2, 160 feet, thence Westerly and parallel to the Southerly line of Block 2 44.8 feet to a point which lies 2.5 feet Northeasterly and 40 feet Northwesterly of the Southeast corner of Lot 4, Block 2, thence Southerly and parallel to the Easterly line of said Lot 2, 160 feet to the Southerly line of Lot 2, thence Easterly 44.8 feet to the point of beginning.

SUBJECT TO: CONT. ON BACK

(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 as stated above or those apparent upon the land, if any, as of the date of this deed

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 \$Love and Affection XXXXXXXX The actual consideration paid for this transfer, stated in terms of dollars, is \$XXXXXX (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 4th day of June, 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.

(If executed by a corporation, affix corporate seal)

William A. Maddalena
Goldie M. Maxwell

STATE OF OREGON, }
County of KLAMATH } ss.
June 4, 1980, 19.

STATE OF OREGON, County of _____) ss.
19. 80

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 _____

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)

Personally appeared the above named William A. Maddalena & Goldie M. Maxwell

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

Before me:

OFFICIAL SEAL

Helen Coleman

Notary Public for Oregon

My commission expires 11-11-81

Notary Public for Oregon

My commission expires:

Maddalena, William A.
31 Pine St.
Klamath Falls, Or.
GRANTOR'S NAME AND ADDRESS

Maddalena, William A.
Maxwell, Goldie M.
31 Pine St.
Klamath Falls, Or.
GRANTEE'S NAME AND ADDRESS

After recording return to:
above address

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME: _____ TITLE: _____
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

7/12
art

CONT:

10115

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. An Easement created by instrument, including the terms and provisions thereof,
Recorded: January 9, 1930 Volume: M88, page 483, Records of Klamath County, Oregon.
In favor of: City of Klamath Falls, For: Sewer

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of XXXXXXXXXX

this 4th day of June A. D. 1980 at 1:32 o'clock P. M., and

duly recorded in Vol. M80, of Deeds on Page 10114

Wm D. MILNE, County Clerk

By Bernetha D. Hetch

Fee \$7.00