

1-1-74
DEED 86555

WARRANTY DEED—SURVIVORSHIP

Vol. 780 Page 125084

KNOW ALL MEN BY THESE PRESENTS, That George W. Landers & LaVonne F. Landers, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard D. Gall and Kathryn M. Gall, 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 15, Block 9, JACK PINE VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Rights of way, including the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85 at page 65, and Deed Volume 85 at page 66, over the $W\frac{1}{2}SE\frac{1}{4}$, $SE\frac{1}{4}SW\frac{1}{4}$ of Sec. 24, $NE\frac{1}{4}NW\frac{1}{4}$ of Sec. 25 and $SE\frac{1}{4}NE\frac{1}{4}$, $W\frac{1}{2}NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$ of Section 25, for transmission and distribution of electricity.

2. Covenants, easements and restrictions but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof. (continued 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 listed above and on the back of this sheet.

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 \$6,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See OPS 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 25th day of June, 1980; if a corporate grantor, it has caused its name to be signed and sealed/affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

George W. Landers
LaVonne F. Landers

STATE OF OREGON,)
County of Lane) ss.
JUNE 25th, 1980

STATE OF OREGON, County of) ss.
JUNE, 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 _____

Personally appeared the above named.

GEORGE W. LANDERS & LA VONNE F. LANDERS.

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

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)

OFFICIAL SEAL

Notary Public for Oregon

My commission expires SEPT. 18, 1981

Notary Public for Oregon

My commission expires:

George W. and LaVonne F. Landers
85252 No. Cloverdale Rd.

Creswell, Oregon 97426
GRANTOR'S NAME AND ADDRESS

Richard D. and Kathryn M. Gall
885 Aspen St.

Springfield, Oregon 97477
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard D. and Kathryn M. Gall
885 Aspen St.

Springfield, Oregon 97477
NAME, ADDRESS, ZIP

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

Richard D. and Kathryn M. Gall
885 Aspen St.

Springfield, Oregon 97477
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

CK
700

Recorded May 23, 1969 in Book M-69 at page 3870.

3. An easement created by instrument, including the terms and provisions thereof, Dated May 19, 1969, Recorded May 22, 1969 in Book M-69 at page 3857, In favor of Midstate Electric Cooperative, Inc., For Construction and operation of electric distribution line over said addition.

4. An easement created by instrument, including the terms and provisions thereof, Dated May 19, 1969, Recorded May 27, 1969 in Book M-69 at Page 3955, In favor of Midstate Electric Cooperative, Inc., For Construction and distribution line over said addition.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Richard D. Galli

this 8th day of July A.D. 1980 at 11:50 o'clock A.M. and
July recorded in Vol. M80, of Deeds on Page 12508

Wm D. MILNE, County Clerk

Berntha Hetch

Fee \$7.00

[Faint, mostly illegible text from the reverse side of the document, appearing as bleed-through.]

[Administrative stamps and markings, including a large circular seal on the right side and various rectangular stamps with text like "RECORDED", "INDEXED", and "FILED".]