

KNOW ALL MEN BY THESE PRESENTS, That Richard Gamegan and Bette Lou Gamegan, hereinafter called the grantor, Darlene Wagner, hereinafter called the grantee, 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 Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 35 South, Range 13 East, Willamette Meridian.  
Excepting Therefrom: a 30 foot non-exclusive easement for ingress and egress and utilities along the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$  Section 31, Twp. 35 S. Rg. 13 East, W.M.  
Together with: a 30 foot non-exclusive easement for Ingress and Egress and Utilities along the West line of the E $\frac{1}{2}$ SW $\frac{1}{4}$  Section 31, Twp. 35 S. Rg. 13 East, W.M.  
Excepting therefrom: A 30 foot non-exclusive easement for Ingress, Egress and Utilities along the Northerly line.

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 easements of record and those apparent to the land.

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 \$4,495.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>⓪</sup>

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 21st day of July, 1971; 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 thereunto by order of its board of directors.

Richard Gamegan  
Bette Lou Gamegan

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

July 21, 1971

Personally appeared the above named Richard Gamegan & Bette Lou Gamegan and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: April 26, 1973

STATE OF OREGON, County of Klamath } ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED (SURVIVORSHIP)

TO

Mr. & Mrs. Sanford Wagner  
601 Arizona Star Rt. Bx 98  
Clovis, NM 88101

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

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of September, 1980, at 2:55 o'clock A.M., and recorded in book M80 on page 17916. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By \_\_\_\_\_ Deputy.

Fee \$3.50

20 SEP 22 AM 9 55

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