

1-1-74

91283

WARRANTY DEED—SURVIVORSHIP

Vol. M80 Page 20040

KNOW ALL MEN BY THESE PRESENTS, That A. GARTH KEEFER and CHRISTINA M. KEEFER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ERVIN R. BICKFORD, JOHN R. MILLER and AUDIE SOYLAND,

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:

A parcel of land containing 2 acres, more or less, in the N 1/2 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which bears North 89°49' West a distance of 976.04 feet; thence South 6°02' West a distance of 870.3 feet from an iron pin at the center of said Section 7, the said point of beginning being at the Northeasterly corner of the tract herein conveyed; thence South 6°02' West a distance of 180 feet; thence North 89°49' West a distance of 450 feet, more or less, to a point on the Easterly line of the right of way of the Dalles-California Highway; thence North 11°36' West along said Easterly line of said Highway to a point which lies North 89°49' East a distance of 510 feet, more or less, to the point of beginning. Grantors do not warrant the condition of the improvements on the property which are conveyed "as is."

(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 reservations, restrictions, easements, rights of way of record and those apparent on the land.

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 \$ 50,000.00.

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 ©, 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 10 day of Sept, 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)

Christina M. Keefer

STATE OF OREGON, )
County of Klamath ) ss.
September 10, 1980

STATE OF OREGON, County of ) ss.
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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 A. Garth Keefer and Christina M. Keefer

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

A. Garth and Christina M. Keefer
514 No. 10th
Klamath Falls, OR 97601

STATE OF OREGON, ) ss.
County of Klamath )

I certify that the within instrument was received for record on the 14th day of October, 1980, at 2:59 o'clock P.M., and recorded in book M80 on page 20040 or as file/reel number 91283.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Berntha Kibick Deputy

GRANTOR'S NAME AND ADDRESS
Bickford, Miller and Soyland
Route 5, Box 1056 A
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Bickford, Miller and Soyland
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Bickford, Miller and Soyland
K. Fee 008 OK

980 OCT 14 PM 2 59