

93068

WARRANTY DEED—SURVIVORSHIP

Vol. 1780 Page 23032

KNOW ALL MEN BY THESE PRESENTS, That BRUCE T. MULVANY and SHARON K. MULVANY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JEAN DUVALL HARRINGTON and MARCELLA JEAN HARRINGTON

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:

Lots 20 and 21, PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to reservations and restrictions as contained in Deed recorded January 15, 1960 in Volume 318, page 324, Deed Records of Klamath County, Oregon, including but not limited to the following:

1. There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

2. Easements and rights of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation.
(description continued on reverse side)

3. 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.

4. 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 noted of record as of the date of this deed and 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 \$42,500.00. 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 3 day of November, 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)

Bruce T. Mulvany
Sharon K. Mulvany
Bruce T. Mulvany
Sharon K. Mulvany

STATE OF OREGON,)
County of Union) ss.
October 30, 1980

Personally appeared the above named
Bruce T. Mulvany

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-18-82

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 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)

Bruce T. & Sharon K. Mulvany
P.O. Box 582
Union, OR 97883

GRANTOR'S NAME AND ADDRESS

Jean Duvall Harrington, et al
P.O. Box 162
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jean Duvall Harrington, et al
P.O. Box 162
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Jean Duvall Harrington, et al
P.O. Box 162
Chiloquin, OR 97624

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

(description continued from front side)

3. Easement, including the terms and provisions thereof, as shown on the Declaration of Ponderosa Park: "Subject to a 7½ foot easement along the back of all lots for present and future public utilities; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at owner's risk."

STATE OF KANSAS
SHAWNEE COUNTY, ss

BE IT REMEMBERED, That on the 3rd day of November A.D. 1980, before me the undersigned a Notary Public in and for the county and state aforesaid, came Sharon Kay Mulvany, a/k/a Sharon K. Mulvany who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

My term Expires: February 24, 1982

Ruth Ellen Hippensteel
Ruth Ellen Hippensteel

STATE OF OREGON; COUNTY OF KLAMATH; ss.

~~Filed for record~~

this 26th day of November A. D. 1980 at 3:44 o'clock P. M., and
tuly recorded in Vol. M80, of DEEDS on Page 23032

FEE \$ 7.00

W. D. MILNE, County Clerk

Jacqueline J. Mettee