

95774

KNOW ALL MEN BY THESE PRESENTS, That Roger D. Babcock and Laurena J. Babcock, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Margaret H. Spuller and Isabel O. Herr, not as tenants in common but with the right of survivorship 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 in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 9, Block 46, TRACT 1184, OREGON SHORES - UNIT NO. 2, FIRST ADDITION, according to the official plat thereof on file thereof in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Conditions and restrictions, as contained in plat dedication, to wit:
 - (1) Building setbacks as pertain to the RD 10,000 Zone as now in effect,
 - (2) Drainage, public utilities and TV easements as shown on the annexed plat,
 - (3) All streets to be maintained by the lot owners within their subdivision,
 - (4) Subject to easements and rights of way of record or apparent

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 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,

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 \$7900.00. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 7th day of January, 1981; 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)

Roger D. Babcock
Laurena J. Babcock

STATE OF OREGON, ss. County of Klamath, ss. Personally appeared Roger D. Babcock and Laurena J. Babcock, 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 Roger D. Babcock and Laurena J. Babcock and acknowledged the foregoing instrument to be their 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.

NOTARY PUBLIC
My commission expires 1984-Jan-9

NOTARY PUBLIC for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
Roger D. Babcock
1545 Summers Lane
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
Margaret H. Spuller
Rt. 1 Box 127 A
Chiloquin, Ore. 97624

After recording return to:
Margaret H. Spuller
Rt. 1 Box 127 A
Chiloquin, Ore. 97624

NAME, ADDRESS, ZIP
Margaret H. Spuller
Rt. 1 Box 127 A
Chiloquin, Ore. 97624

SPACE RESERVED FOR RECORDER'S USE

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.

By Recording Officer Deputy

unintentional act of, revealed, TELEUS

2239

(continued from the front)

- Filed for record at request of **Mountain Title Co.**

Fee \$7.00

STATE OF OHIO
County of _____
I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock M., and recorded in book _____ of as _____ the last number _____ of Deeds in said county.
Witness my hand and seal of _____ County aforesaid.
Recording Officer _____
Deputy _____
By _____