

1-1-74

96755

WARRANTY DEED—SURVIVORSHIP

Vol 2181 Page 40020

KNOW ALL MEN BY THESE PRESENTS, That Charles W. Rittenhouse and Natalie M. Rittenhouse (Husband & wife), hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Fyedeck E. Rittenhouse and Charmaine M. Rittenhouse (Husband & 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:

Tract No. 40, Pleasant Home Tracts No. 2 according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Account No: 41-3909-214 Tax Lot 4200

(continued on the reverse side of this deed)

(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

those of record

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 \$ 18,915.47

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 5th day of March, 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.

Charles Whitney Rittenhouse
CHARLES WHITNEY RITTENHOUSE
Natalie Marie Rittenhouse
NATALIE MARIE RITTENHOUSE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss. STATE OF OREGON, County of _____) ss.
March 5, 1981 Personally appeared _____ and _____

Personally appeared the above named CHARLES WHITNEY RITTENHOUSE and NATALIE MARIE RITTENHOUSE, husband and wife 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.

Before me:
Beesti L. Garrison
Notary Public for Oregon
My commission expires 6/19/82

Mr. & Mrs. Charles W. Rittenhouse
P.O. Box 504
Keno, OR 97627
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Frederick E. Rittenhouse
5511 Miller Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

1. Taxes for the fiscal year 1980-1981, due and payable
Original Amount: \$381.38, Balance Due: \$254.25, plus interest
Account No. 41-3909-214 Tax Lot 4200
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. Reservations as contained in Deed recorded November 28, 1942 in Volume 151, page 327, Deed Records of Klamath County, Oregon, to wit:
"Subject to the following reservations: (1) To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners; (2) To the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00, that such dwelling shall be finished in a workmanlike manner and shall be painted outside and be set back at least 30 feet from property line on street.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 30, 1979
 Recorded: May 1, 1979
 Volume: M79, page 9796, Microfilm Records of Klamath County, Oregon
 Amount: \$19,200.00
 Grantor: Charles Whitney Rittenhouse & Natalie Marie Rittenhouse, husband and wife
 Trustee: D. L. Root's
 Beneficiary: Security Savings and Loan Association
 Grantees do not agree to assume or pay the above described Trust Deed and the Grantors hold Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Tilt Co.
 this 5th day of March A. D. 19 81 at 4:24 clock P. M., and
 duly recorded in Vol. M81 of Deeds on Page 4002.

EV. LYN BIEHN, County Clerk

By Bernice A. Petch

Fee \$7.00

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires

[Handwritten signature and date: 5/19/81]

STATE OF OREGON
 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 _____ volume _____ of said county.
 Witness my hand and seal of said county.
 County Clerk

 Deputy

Mr. & Mrs. Charles W. Rittenhouse
 P.O. Box 504
 Klamath Falls, Oregon
 Mr. & Mrs. Frederick M. Rittenhouse
 101 1/2 Main Avenue
 Klamath Falls, Oregon