

1-1-74

177

WARRANTY DEED—SURVIVORSHIP

Vol. m81 Page 9639

KNOW ALL MEN BY THESE PRESENTS, That Franquilla L. Hayes

for the consideration hereinafter stated to the grantor paid by Don D. Sutphin and Gloria J. Sutphin, Husband and 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:

Lot 2 in Block 7, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 those that appear on the reverse of this deed, or 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 \$ 51,500.00

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 29 day of May, 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)

Franquilla L. Hayes

STATE OF OREGON, }
County of Klamath } ss.
May 29, 19 81

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named _____

Franquilla L. Hayes

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

Before me: _____
Notary Public for Oregon
My commission expires 3-20-85

Franquilla L. Hayes:

GRANTOR'S NAME AND ADDRESS

Don D. Sutphin and Gloria J. Sutphin

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSYL
540 MAIN

NAME, ADDRESS, ZIP

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

KFFSYL
Per Grantee

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/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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

4. Reservations and restrictions as contained in Deed to Bruce Barts and Marjorie Barts, recorded in Volume 135, page 211, Deed Records of Klamath County, Oregon, including but not limited to the following:
"EXCEPTING AND RESERVING to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

5. Grant of Right of Way, including the terms and provisions thereof, dated November 18, 1963, recorded January 21, 1964 in Volume 350, page 524, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, for installation of one anchor and guy.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 29th day of May A.D. 19 81 at 4:28 o'clock P.M., and

duly recorded in Vol. 181, of Deeds on Page 9639

Fee \$7.00

By EVELYN BIEHN, County Clerk

OFFICIAL
(SEAL)

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the within instrument was recorded for record in the office of the County Clerk of Klamath County, Oregon, on the 29th day of May, 1981, at 4:28 o'clock P.M., and recorded in Volume 181, of Deeds on Page 9639.
Witness my hand and seal of office this 29th day of May, 1981.
County Clerk