DEED, WARRANTY (Survivorship) (Individual or Corpore 202 KNOW ALL MEN BY THESE PRESENTS, That Robert R. Wimmer -80 for the consideration hereinalter stated to the grantor paid by Lucile F. Kepner, Fred H. hereinafter called the "grantor. Kepner and Barbara Kepner Sario 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, thereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of <u>Klamath</u> <u>State</u> of Oregon, to wit: <u>Alignath</u> <u>Beginning</u> at the most Southerly corner of Lot 4 in <u>Block</u> 62 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Easterly line of Ninth Street 80 feet; 7 . 1001011 10 1 N 1 thence Northeasterly at right angles to Ninth Street 35 feet; thence Southeasterly and parallel with Ninth Street 80 feet to the Northerly line of Lincoln Street; thence Southwesterly along the Northerly line of Lincoln Street 35 feet to the place of beginning. (For continuation of this deed see 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 yest 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 the above granted premises, that the said premises 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 above granted 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 \$.8,406.59 "However,-the -aetual-consideration-consists-of-or-includes -other -property-or-value- given -or -promised-which -ie Server which consideration (indicate which). In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. November _____, 19 ___74 ...; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors. Umme Robert R. Wimmer (If executed by a corporation affix corporate seal) STATE OF OREGON, STATE OF OREGON, County of ... Klamath County of November 12 ., 19. 74 Personally appeared 10 each for himself and not one for the other, did say that the former is thepresident and that the latter is thesecretary of..... ...voluntary act and deed. NOTARY and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. e Beforerme OFFICIAL Befort RWal Before me Are Notary Public for Oregon OF Ony commission expires: - 30-76 (OFFICIAL SEAL) Notary Public for Oregon My commission expires: NOTE-The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. WARRANTY DEED STATE OF OREGON (SURVIVORSHIP) County of I cortify that the within instrument was received for record on the TO DON'T USE THE SPACE: RESERVED ato'clock M., and recorded FOR RECORDING in book LABEL IN COUN-.....on page..... or as TIES WHERE file number, Record of STEVENE-NESS LAW PUB. CO., PORTLAND. ORE. Lucile F. Kepner USED.) Deeds of said County. Witness my hand and seal of Š. County affixed. 3038 Cannon ST Klamath Falls, OR 9760/ ... Title. Deputy.

Until a change is requested, all fax statements shall be sent to the following name and address

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Lucile F. Kepner, Fred H.

Robert R. Wimmer

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(OFFICIAL) SEAL) Notary Public for Gregon Wy connuission evolves:

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