

1-1-74\*

456

WARRANTY DEED—SURVIVORSHIP

10111

KNOW ALL MEN BY THESE PRESENTS, That

Jeffrey Floyd Washburn

for the consideration hereinafter stated to the grantor paid by

Gina Janelli

, hereinafter called the grantor,

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 4, of RIVERVIEW ADDITION, 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 OF RECORD OR 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 \$ 20,000.00. 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 5th day of June, 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)

Jeffrey Floyd Washburn  
X *Jeffrey Floyd Washburn*  
*Juanita Washburn by her attorney*  
*ARA Wanda Washburn, J.A.C.*

State of Oregon )  
County of Klamath ) ss.

Personally appeared JUANITA WASHBURN, who being duly sworn, did say that she is attorney in fact for JEFFREY FLOYD WASHBURN, and that she executed the foregoing instrument by authority of and in behalf of said principal; and that she acknowledged said instrument to be the act and deed of said principal. Before me:

*Donald Bert Hamilton*  
Notary Public for Oregon  
My commission expires: 3/20/85

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEES & L

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 5th day of June, 1981, at 3:30 o'clock P.M., and recorded in book/reel/volume No. M81 on page 10111 or as document/fee/file/instrument/microfilm No. 456, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Debra A. Gans* Deputy  
Fee \$3.50