

7302

WARRANTY DEED—SURVIVORSHIP

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7302

KNOW ALL MEN BY THESE PRESENTS, That John R. Miller Vol 28 Page 120

for the consideration hereinafter stated to the grantor paid by Ervin R. Bickford, John R. Miller, 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:

A parcel of Land situated in the SW $\frac{1}{4}$ of Section 7, Twp. 33 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (Formerly Dalles-California Highway), said point being N. 06° 02' 00" E., 1626.81 feet from a point which is N 89° 41' 21" W., 770.34 feet from the $\frac{1}{4}$ Corner common to Sections 7 and 18 of said Township and Range; thence N 89° 49' 00" W., 243.27 feet, along the south line of that property described in Klamath County Deed Records Vol M80 page 9997, to the true point of beginning of this description; thence N 89° 49' 00" E., 243.27 feet; thence N. 06° 02' 00" E., 180.00 feet; thence S. 89° 49' 00" E., 243.27 feet; thence **

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

** S. 06° 02' 00" W., 180.00 feet to the true point of beginning, containing, and that 1.0 acres more or less. 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 \$ 5,000.00. ~~However, the actual consideration consist of or includes either property or value given or promised which is the whole or part of the consideration (indicate which).~~ (This 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 10 day of December, 19 81; 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)

John R. Miller

STATE OF OREGON,

County of Klamath } ss.
December 10 19 81.

Personally appeared the above named John R. Miller

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires 8-5-83

STATE OF OREGON, County of } ss.
19 81.

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 _____

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to Grantees

P.O. Box 1093

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10 day of December, 1981, at 3:54 o'clock P.M., and recorded in book M 81 on page 21209 or as file/reel number 7302

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By _____ Deputy
Fee \$4.00