

K-35340

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12251

WARRANTY DEED—SURVIVORSHIP

Vol. MSV Page 6770

KNOW ALL MEN BY THESE PRESENTS, That Louis R. Skorupa and Astrid M. Skorupa, husband and wife,

for the consideration hereinafter stated to the grantor paid by Gary D. Buckowsky and Marianna Buckowsky, husband and wife, 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 5 in Block 12 Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more commonly known as: 5462 Sherwood Drive, Klamath Falls, 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 (see reverse)

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 \$ 62,500.00. 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 day of May, 1982; 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)

Louis R. Skorupa  
Astrid M. Skorupa

STATE OF OREGON,  
County of Klamath } ss.  
May 28<sup>th</sup>, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Louis R. Skorupa and Astrid M. Skorupa, husband and wife,

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 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, \_\_\_\_\_  
Notary Public for Oregon  
My commission expires 8/27/83

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Mr. and Mrs. Louis R. Skorupa  
443 Highland Avenue  
Cumberland, Rhode Island 02864

Mr. and Mrs. Gary D. Buckowsky  
5462 Sherwood Drive  
Klamath Falls, OR 97601

After recording return to:

Until a change is requested all tax statements shall be sent to the following address.  
5462 Sherwood Drive  
Klamath Falls, OR 97601

STATE OF OREGON, \_\_\_\_\_ ) ss.  
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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service;
2. Easement for sewer line, including the terms and provisions thereof, given by Nu Pacific Co., a corporation to City of Klamath Falls, Oregon, dated January 14, 1974, recorded March 20, 1974, in Volume M74 page 3582, Deed Records of Klamath County, Oregon;
3. Reservations and restrictions in the dedication and on the plat of Tract 1064, FIRST ADDITION TO GATEWOOD;
4. Declaration of Conditions and Restrictions for Gatewood Subdivision, FIRST ADDITION, Tract 1064, recorded September 3, 1976, in Volume M76 page 13888, Deed records of Klamath County, Oregon;
5. Trust Deed, including the terms and provisions thereof, executed by Marley K. Thurman and Christine Thurman, husband and wife, as grantors, to Mountain Title Company, as trustee for Peoples Mortgage Company, a Washington corporation as beneficiary, dated March 3, 1978, recorded March 17, 1978, in Volume M78 page 5191, Mortgage records of Klamath County, Oregon, to secure the payment of \$46,900.00: By Assignment, dated May 22, 1978, recorded June 12, 1978, in Volume M78 page 12412, Mortgage records of Klamath County, Oregon, said beneficiaries interest was assigned to Federal National Mortgage Association; which said Mortgage Assignment grantees herein, Gary D. Buckowsky and Marianna Buckowsky, husband and wife, agree to assume and pay, and hold the grantors herein, Louis R. Skorupa and Astrid M. Skorupa, husband and wife, harmless therefrom;
6. Trust Deed, including the terms and provisions thereof, executed by Louis R. Skorupa and Astrid M. Skorupa, husband and wife, as grantors, to Trans-america Title Company, as trustee for Daniel J. Duff and Doris V. Duff, husband and wife, as beneficiary, dated March 18, 1980, recorded April 16, 1980, in Volume M80 page 7082, Mortgage records of Klamath County, Oregon, to secure the payment of \$5,900.00; which said Trust Deed grantees herein, Gary D. Buckowsky and Marianna Buckowsky, husband and wife, agree to assume and pay, and hold the grantors herein, Louis R. Skorupa and Astrid M. Skorupa, husband and wife, harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 28 day of May A. D. 1982 at 3:45 o'clock P. M., and  
duly recorded in Vol. M 82, of Deeds on Page 6770

Fee \$8.00

EV. AYN BIEHN, County Clerk  
By Joyce M. Chur

