

K-35360

12344

WARRANTY DEED—SURVIVORSHIP

Page 6209

KNOW ALL MEN BY THESE PRESENTS, That MITCHELL, husband and wife ARCHIE A. MITCHELL and DARLENE J. MITCHELL, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RONNIE M. FRAZIER and CHARLOTTE M. FRAZIER, husband and wife as tenants by the entirety 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 25 in Block 20 of SPRAGUE RIVER VALLEY ACRES, according to the Official Plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

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

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 \$ 750.00

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 30th day of April, 1982;

order of its board of directors, and seal affixed by its officers, duly authorized thereto by

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
EVELYN BRIDGES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
STANISLAUS COUNTY
COMM. EXP. MAR. 31, 1983

Archie A. Mitchell
Darlene J. Mitchell
DARLENE J. MITCHELL

STATE OF OREGON, County of Stanislaus
April 30, 1982

STATE OF OREGON, County of ss.

Personally appeared

Personally appeared the above named
Archie A. Mitchell and Darlene J. Mitchell

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.

(OFFICIAL SEAL)

Before me: Evelyn Bridges
Notary Public for Oregon
My commission expires 3-31-83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Archie A. & Darlene J. Mitchell
3804 Honey Creek Road
Modesto, CA 95350

GRANTOR'S NAME AND ADDRESS
Ronnie M. & Charlotte M. Frazier
P.O. Box 291 - #613 Locust Street
Chetopa, Kansas 67336

After recording return to:
M/M Ronnie M. Frazier
P.O. Box 291
Chetopa, Kansas 67336

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 3 day of June, 1982, at 11:43 o'clock A.M., and recorded in book M. 82 on page 6909 or as file/reel number 12344, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By: [Signature] Recording Officer
Fee \$4.00 Deputy

SPACE RESERVED
FOR
RECORDER'S USE