

1-1-74
12381

WARRANTY DEED—SURVIVORSHIP

Vol. M82 Page 6958

KNOW ALL MEN BY THESE PRESENTS, That HAROLD E. DAVIDSON and
VERNA CHLOE DAVIDSON hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by JOHN VERNON HUGHES, SR.

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:

The Southeasterly one-half of Lots 6 and 7 in Block 84 of Klamath Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

GRANTORS RESERVE the right to reside on the premises for a period not to exceed 18 months from the date of this deed, rent free, provided however that grantors shall pay all real property taxes accruing during said period that they reside on the premises and shall keep the property insured against fire and other casualty in an amount not less than \$30,000 for said period. If, during the period provided, grantors vacate the premises or fail to pay the taxes or insurance, their rights to so reside shall terminate.

(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

and that 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 \$ 30,000.00

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 31 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)

Harold E. Davidson
Harold E. Davidson

Verna Chloe Davidson
Verna Chloe Davidson

STATE OF OREGON, } ss.
County of Klamath
May 31, 1982

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

Personally appeared the above named
Harold E. Davidson and Verna
Chloe Davidson
and acknowledged the foregoing instrument to be _____ their _____ voluntary act and deed.

_____, a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1-18-82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. V. Hughes
521 Oak Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

J. V. Hughes
521 Oak Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 4 day of June, 1982, at 2:49 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 6958 or as document/fee/file/instrument/microfilm No. 12381, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn county Clerk

NAME TITLE
Evelyn Biehn Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE