

12662

WARRANTY DEED—SURVIVORSHIP

Vol. 1785 Page 7444

KNOW ALL MEN BY THESE PRESENTS, That Dexter A. Dewey

for the consideration hereinafter stated to the grantor paid by Dexter A. Dewey and Robin L. Lucas

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 portion of Lot 8, Block 89, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8 and running thence Northeasterly along the Southerly line of Delta (formerly Yolo) Street to the corner common to Lots 8 and 9 of said Block 89; thence Southeasterly along the line common to said Lots 8 and 9, 104.4 feet to a point; thence at right angles to said line Southwesterly 50 feet to a point on the Westerly line of said Lot 8; thence Northwesterly along said Westerly line of said Lot 8 a distance of 98 feet to the point of beginning.

Subject, however, to the following;

1. Sewer use charges, if any, due to the City of Klamath Falls. (continued on reverse)

(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 as set forth above and on the reverse of this deed, or those apparent upon the land as of the date of this deed.

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11 day of June, 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.

X Dexter A. Dewey  
Dexter A. Dewey

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 11, 1982

Personally appeared the above named

Dexter A. Dewey

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

Before me,

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 8/7/82

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

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:

Dexter A. Dewey  
320 Delta Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Dexter A. Dewey and Robin L. Lucas  
320 Delta Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dexter A. Dewey and Robin L. Lucas  
320 Delta Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dexter A. Dewey and Robin L. Lucas  
320 Delta Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 16, 1977

Recorded: May 16, 1977 in Volume M77, page 8489, Microfilm Records of Klamath County, Oregon.

Amount: \$12,000.00

Grantor: Dexter A. Dewey

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

4:25

this 11 day of June A.D. 19 82 at \_\_\_\_\_ o'clock P. M., and

duly recorded in Vol. M 82, of Deeds on page 7444

EVELYN BIEHN, County Clerk

Fee \$8.00

By Jay M. Dewey