

MTL - 11250

1-1-74

13626

WARRANTY DEED—SURVIVORSHIP

Vol. M8 Page 9037

KNOW ALL MEN BY THESE PRESENTS, That DAVID D. STEWART and ELSIE K. STEWART,
husband and wife, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by HELEN A. MADIGAN and EDWARD T. KALUZA

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:

Government Lot 27, Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT, HOWEVER, TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Patent from the United States of America, recorded in Volume 52, page 277, Deed Records of Klamath County, 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 except as noted herein and those apparent upon the land, if any

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 \$ 40,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ① (The sentence between the symbols ①, 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 12th day of July, 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)

David D. Stewart David D. Stewart
Elsie K. Stewart Elsie K. Stewart

STATE OF OREGON,)
County of Klamath) ss.
July 12, 1982

STATE OF OREGON, County of _____) ss.

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 David D. Stewart and Elsie K. Stewart 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: John A. Kalita
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 7-16-84

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

David D. Stewart and Elsie K. Stewart
P.O. Box 364
Sprague River, OR 97639
GRANTOR'S NAME AND ADDRESS

Helen A. Madigan & Edward T. Kaluza
113 Rinaldo Dr.
Vallejo, CA 94589
GRANTEE'S NAME AND ADDRESS

After recording return to:

Helen A. Madigan & Edward T. Kaluza
(same as above)

NAME, ADDRESS, ZIP

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

Helen A. Madigan & Edward T. Kaluza
(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 15 day of July, 1982 at 2:41 o'clock P.M., and recorded in book/reel/volume No. M.82 on page 9037 or as document/fee/file/instrument/microfilm No. 13626, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

Joyce McQueen Deputy
NAME

Fee \$4.00

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