

1967

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KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox M8-12131

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William James Heckermann

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 North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 36, Township 35 South Range 12 E. W.M. Subject to: a non-exclusive easement across the easterly 30 feet therefrom. Together with: a 60 foot non-exclusive easement south along the centerline of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 36, thence easterly along the section line to the intersection of Spring Butte Drive.

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 the above granted premises, that the said premises are free from all encumbrances except easements of record and those apparent to the land.

and that grantor will warrant and forever defend the above granted 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 \$1,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the June 19th day of June, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Wayne A. Wilcox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 19, 1970

Personally appeared the above named Wayne A. Wilcox

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/19/73

STATE OF OREGON, County of Klamath ss.

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The reference between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED (SURVIVORSHIP)

TO

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

William James and
Colleen Heckermann
948 Val Verde Dr.
Hemet, Calif. 92343

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13 day of Sept., 1982, at 3:04 o'clock P.M., and recorded in book M.82 on page 12131. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Joyce M. Shaw* Title Deputy.
Fee \$4.00

No.