

19653

WARRANTY DEED—SURVIVORSHIP

Page 1106

KNOW ALL MEN BY THESE PRESENTS, That Denis L. Crain and Judy C. Crain, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Andrew Travis and Becky L. Travis, Husband and Wife, 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 W $\frac{1}{2}$ of Lot 2 and all of Lot 3, Block 55, CITY OF MALIN, 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 except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ other than money. 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 20 day of January, 19 83; 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)

STATE OF OREGON,
County of Klamath } ss.
January 20, 19 83

Personally appeared the above named
Denis L. Crain and
Judy C. Crain

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 7/12/83

STATE OF OREGON, County of } ss.
Personally appeared

and 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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Andrew Travis
1410 Old Fort Road
Klamath Falls, Oregon 97601

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/ree/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

SUBJECT TO:

1107

1. City liens, if any, due to the City of Malin.
2. Reservations, restrictions and easements, including the terms and provisions thereof, contained in instrument dated March 4, 1921 and recorded March 8, 1921 in Volume 56 at page 11, Deed Records of Klamath County, Oregon, Malin Townsite Company, an Oregon corporation, grantor and Alois Kalina, grantee.
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: January 24, 1973
Recorded: January 24, 1973
Volume: M73, page 898, Microfilm Records of Klamath County, Oregon
Amount: \$17,900.00
Mortgagor: Stanley T. McClellan and Janice M. McClellan, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-95580-K)

Assumption Agreement, including the terms and provisions thereof, dated December 1, 1982 and recorded December 1, 1982 in Volume M82, page 17542, Microfilm Records of Klamath County, Oregon between Denis L. Crain and Judy C. Crain and Department of Veterans' Affairs.
4. 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: March 26, 1982
Recorded: March 31, 1982
Volume: M82, page 4009, Microfilm Records of Klamath County, Oregon
Amount: \$30,000.00
Grantor: Andrew Travis and Becky L. Travis
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
5. 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: December 1, 1982
Recorded: December 10, 1982
Volume: M82, page 17543, Microfilm Records of Klamath County, Oregon
Amount: \$31,000.00
Grantor: Denis L. Crain and Judy C. Crain, husband and wife
Trustee: Mountain Title Company, Inc.
Beneficiary: Andrew Travis and Becky L. Travis, husband and wife
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: December 1, 1982
Recorded: December 10, 1982
Volume: M82, page 17546, Microfilm Records of Klamath County, Oregon
Amount: \$22,000.00
Mortgagor: Denis L. Crain and Judy C. Crain, husband and wife
Mortgagee: Western Bank, an Oregon banking corporation

Modification of Mortgage, including the terms and provisions thereof, executed by Denis L. Crain and Judy C. Crain, husband and wife and Western Bank, dated December 1, 1982 and recorded December 10, 1982 in Volume M82, page 17549, Microfilm Records of Klamath County, Oregon.

The lien of the judgment shown as exception number 9 above was subordinated to the lien of the mortgage shown as exception number 11 above by instrument dated December 3, 1982 and recorded December 10, 1982 in Volume M82 at page 17550, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH;ss

I hereby certify that the within instrument was received and filed for record on the 20 day of Jan, A.D., 19 83 at 9:11 o'clock A M and duly recorded in Vol M83, of Deeds on page 1106

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy