

23314

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Gene F. Merrill

for the consideration hereinafter stated to the grantor paid by Sylvia E. Allerheiligen, hereinafter called the grantor, divided 2/3 interest, and Walter E. McLean & Eileen E. McLean, husband and wife, to retain an undivided 1/3 interest, with right of survivorship, 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:

Lot 6, Block 20, SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county.

Subject to: Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

(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

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 \$ 6500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 13 day of January, 1983; 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.

Gene F. Merrill

Executed by a corporation, (in corporate seal)

STATE OF OREGON, )  
County of Josephine ) ss.  
1-13-83, 19

Personally appeared the above named Gene F. Merrill

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

Before me: Sylvia M. Benson  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 10-3-83

STATE OF OREGON, County of ) ss.  
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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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Gene F. Merrill

GRANTOR'S NAME AND ADDRESS  
Sylvia E. Allerheiligen  
Walter E. & Eileen E. McLean

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Walter E. McLean  
P.O. Box "A"  
Cave Junction, Oregon 97523  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Walter E. McLean  
P.O. Box "A"  
Cave Junction, OR 97523  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1983, at 2:23 o'clock P.M., and recorded in book M83 on page 7199 or as file/reel number 23314, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By Deputy

Fee \$4.00

400 ch