

29823

WARRANTY DEED—SURVIVORSHIP

Vol. m83 Page 18370

KNOW ALL MEN BY THESE PRESENTS, That ANTHONY LAND & LIVESTOCK, INC.

for the consideration hereinafter stated to the grantor paid by VINCENT GARCIA and LORRAINE GARCIA, husband and wife, hereinafter called the grantor, 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:

93 OCT 24 PM 3 45

See Exhibit A attached hereto.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$175,000.00. 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.

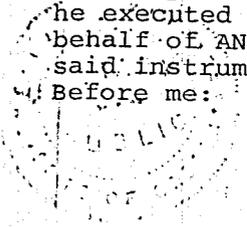
In Witness Whereof, the grantor has executed this instrument this 21st day of October, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

By: Timothy A. Bailey Its Attorney-in-Fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON ) ) ss County of Klamath )

On this 24th day of October, 1983, personally appeared TIMOTHY A. BAILEY, who being duly sworn, did say that he is the attorney-in-fact of ANTHONY LAND & LIVESTOCK, INC. and that he executed the foregoing instrument by authority of and in behalf of ANTHONY LAND & LIVESTOCK, INC., and he acknowledged said instrument to be the act and deed of said principal.



Sheila M. Klippert Notary Public for Oregon My Commission Expires: 6/15/85

Form with fields for Grantor's Name and Address (Anthony Land & Livestock, Inc., Route 1, Homedale, Idaho 83628) and Grantee's Name and Address (Vincent & Lorraine Garcia, Star Route 1 Box 130, Chiloquin, OR 97624). Includes a section for tax statements.

SPACE RESERVED FOR RECORDER'S USE

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/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

Vertical handwritten notes on the left margin.

PARCEL 1: Government Lots 2 and 7, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2: Those parts of Lots 1 and 8, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, lying West of the right of way of Southern Pacific Railroad and South of the right of way of the public road built by the Indian Agency along the North boundary of said Lot 1, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Point Irrigation District.
2. The right of the public in and to that portion of the above property lying within the limits of roads and highways.
3. Reservations, included in Land Status Reports recorded September 18, 1958 in Book 303 at page 512 and recorded September 24, 1958 in Book 304 at page 64, Deed Records, as follows: "the above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipelines, and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve same . . . ."
4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$88,000.00.

Dated : April 26, 1977

Recorded : April 26, 1977

Rerecorded: July 13, 1977

Mortgagor : Ralph Campbell and Margie Campbell, husband and wife

Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 24<sup>th</sup> day of Oct. A.D. 19 83

at 3:45 o'clock P M, and duly

recorded in Vol. M83 of Deeds

Page 18370

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

Exhibit A