

29823

WARRANTY DEED—SURVIVORSHIP

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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:

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 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 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: ANTHONY LAND & LIVESTOCK, INC.
Timothy A. Bailey
Its Attorney-in-Fact

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON)
County of Klamath) ss

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.

Before me:

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

Anthony Land & Livestock, Inc.
Route 1
Homedale, Idaho 83628
GRANTOR'S NAME AND ADDRESS

Vincent & Lorraine Garcia
Star Route 1 Box 130
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Vincent & Lorraine Garcia
Star Route 1 Box 130
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

Vincent & Lorraine Garcia
Star Route 1 Box 130
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

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

SPACE RESERVED
FOR
RECORDER'S USE

Chiloquin
10/24/83

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 Book: M-77 Page: 7083
 Rerecorded: July 13, 1977 Book: M-77 Page: 12407
 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 24th 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