

1-1-74

30771

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN A. HUTCHCRAFT

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by STEVEN A. HUTCHCRAFT and JACQUELINE A. HUTCHCRAFT, husband and wife hereinafter called grantees, hereby grants, 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 legal description attached.

(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, except reservations, restrictions, rights of way of record and apparent on the land

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ③, 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 17 day of November, 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.

(If executed by a corporation,  
affix corporate seal)

Steven A. Hutchcraft  
Steven A. Hutchcraft

STATE OF OREGON,

County of Klamath,

November 17<sup>th</sup>, 1983.

Personally appeared the above named

Steven A. Hutchcraft

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

Before me:

Notary Public for Oregon

My commission expires 4-11-84

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Steven A. Hutchcraft

GRANTOR'S NAME AND ADDRESS

Steven A. &amp; Jacqueline A. Hutchcraft

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Hutchcraft  
2000 Beaver  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Steven A. & Jacqueline A. Hutchcraft  
2000 Beaver  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
REGISTRAR'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

15871

PARCEL 1: Lot 9 in Block 4 of Riverview Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northeast corner of Lot 9 in Block 4, RIVERVIEW SECOND ADDITION, said point being South 00°30'00" West 549.93 feet from the center quarter corner of said Section 5; thence South 89°30'00" East 70.00 feet to a 1/2 inch iron pin; thence South 00°30'00" West, parallel with the East line of the said Riverview Second Addition, 106.50 feet to a 1/2 inch iron pin; thence North 89°30'00" West 70.00 feet to a 1/2 inch iron pin marking the Southeast corner of said Lot 9; thence North 00°30'00" East 106.50 feet to the point of beginning.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 18th day of Nov . 1983 A.D.

at 3:33 o'clock P M, and duly

recorded in Vol. 183 of Deeds

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**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00