

1-1-74

31435

WARRANTY DEED—SURVIVORSHIP

Vol. M83 Page 21061

KNOW ALL MEN BY THESE PRESENTS, That

JAMES W. PINELLI, JR. & MARTHA P. PINELLI

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

ANNA G. BOOTH AND ELWOOD D. YEAGER

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 5 in Block 5 of Second Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Trust Deed, including the terms and provisions thereof, given by Cecil Scott LeFever et ux, et al to Klamath First Federal S/Loan, dated August 6, 1980, recorded August 7, 1980 in Vol. M80 page 14728, Klamath County records, WHICH SAID trust Deed, Grantees herein agree to assume and pay.

"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."

(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 as above.

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 \$ 47,500.00.

~~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 ⓪, 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 9 day of December, 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)

STATE OF OREGON,

County of Klamath

Dec 9, 1983

Personally appeared the above named
James W. Pinelli, Jr. and
Martha P. Pinelli

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-87

STATE OF OREGON, County of Klamath ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

6402 Alva

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of December, 1983, at 2:28 o'clock P.M., and recorded in book/reel/volume No. M83 on page 21061 or as document/fee/file/instrument/microfilm No. 31435, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$4.00

By

Deputy