

1-1-74

35768

WARRANTY DEED—SURVIVORSHIP

K-36873

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KNOW ALL MEN BY THESE PRESENTS, That JUDY JO JAMES

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by ALMETA D. HORSLEY and  
CHANDELLE L. CRUMRINE

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
ing 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:

Lots 7 and 8 and the East one-half of Lot 6 in Block 3;  
All of Blocks 4 and 5;  
Lots 7, 8, 9, 10, and the East one-half of Lots 6 and 11 in Block 6;  
Lot 8 in Block 9;  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 10;  
Lot 7 in Block 11;

all in Midland Heights Addition to the Town of Midland, Oregon,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements  
and rights of way of record and those apparent on the land.

(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

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 \$ 18,000.00  
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 ©, 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 23 day of March, 1984;  
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.

This instrument does not guarantee that any particular use may be made of the property described.  
(If executed by a corporation, a buyer should check with the appropriate city or county planning department to  
verify approved uses.)

STATE OF ~~OREGON~~ California } ss.  
County of San Diego  
March 23, 1984

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 be-  
half 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)

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Personally appeared the above named  
Judy Jo James, personally known to me

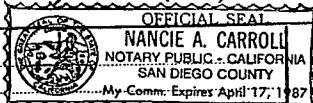
Before me: *Nancie A. Carroll*

(OFFICIAL  
SEAL)

Notary Public for ~~California~~ California  
My commission expires April 17, 1987

Notary Public for Oregon  
My commission expires:

JUDY JO JAMES



GRANTOR'S NAME AND ADDRESS

ALMETA D. HORSLEY and  
CHANDELLE L. CRUMRINE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Proctor, Puckett & Fairclo  
280 Main  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

*Gracie*  
*PO Box 98*  
*Midland Or 97634*

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
19th day of April, 1984,  
at 4:02 o'clock P.M., and recorded  
in book/reel/volume No. M84 on  
page 6543 or as document/fee/file/  
instrument/microfilm No. 35768,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pam Smith* Deputy

Fee: \$4.00