

36402

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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That EARL MILLER AND INA MILLER husband and wife for the consideration hereinafter stated to the grantor paid by DAVID C. HEENS AND JACK HUBBARD, 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:
Lot 13 Block 2, RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon. SUBJECT TO AN EASEMENT created by instrument, including the terms and provisions thereof, dated December 19, 1951, recorded January 14, 1952 in Book 252 at page 230, Deed Records, in favor of the United States of America for transmission lines over Lots 7 through 14 inclusive. Said easement was assigned to the California Oregon Power Co. by quitclaim deed recorded April 12, 1954 in Book 266 at page 316, Deed Records.

(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 the above granted premises, that the said premises are free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$ 300.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).[ⓐ]

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the _____ day of _____, 19____; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Earl Miller
Ina Miller

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
8/23, 19 73

Personally appeared the above named

Earl Miller and Ina Miller

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

Before me:
(OFFICIAL SEAL)
Richard H. McCall
Notary Public for Oregon
My commission expires: 2/6/77

NOTE—The sentence between the symbols ⓐ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of _____) ss.
_____, 19____

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, 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

EARL MILLER, et ux

TO

DAVID C. HEENS

JACK HUBBARD

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BELL & BELL
ATTORNEYS AT LAW
STAYTON, OREGON 97383

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of May, 19 84, at 8:53 o'clock AM., and recorded in book M84 on page 7648 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn
Klamath County Clerk Title.
By Donna L. Smith Deputy.

Fee: \$4.00