

38977

## WARRANTY DEED—SURVIVORSHIP

Vest. m84 Page 12228

KNOW ALL MEN BY THESE PRESENTS, That Ruth West who acquired tile as Ruth

Wilson

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by Ruth West and Richard Lee West, mother and son,

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:

The Southeast quarter of the Northeast quarter of Section 7 of Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, reserving and excepting from this conveyance the following described property; All that portion of the southeast quarter of northeast quarter of Section 7, Township 41 South, Range 12 East of the Willamette Meridian lying on each side of the center line of the "10" Drain and 32.5 feet distant therefrom, said center line beginning at a point 32.5 feet north of the southeast corner of the above described property, thence running West to a point 32.5 feet north of the southeast corner of the above described property.

(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 those of record and apparent to 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 \$ love and affection

~~However, the actual consideration consists of or includes other property or value given or specified which is part of the consideration (indicate which)~~ (The sentence between the symbols <sup>Ⓢ</sup>, 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 18th day of July, 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.

(If executed by a corporation,  
affix corporate seal)

Ruth West AKA Ruth Wilson  
Ruth West who acquired title as Ruth Wilson

STATE OF OREGON, )  
County of Klamath ) ss.  
July 18th, 1984

Personally appeared the above named  
Ruth West

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

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 3-2-88

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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: \_\_\_\_\_

\*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 appropriateness of use.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ruth West  
P.O. Box 504  
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

same as above

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 18 day of July, 1984, at 4:28 o'clock P.M., and recorded in book/reel volume No. M84 on page 12228 or as document/fec file instrument/microfilm No. 38977, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *[Signature]* Deputy

Fee: \$4.00