

1-1-74

39092

WARRANTY DEED SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That LYNN E. FRASER and MARTHA G. FRASER, husband and wife for the consideration hereinafter stated to the grantor paid by GEORGE A. HAMMOND and DONNA J. HAMMOND, hereinafter called the grantor, husband and wife 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 Oregon, State of Oregon, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

(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 on the land, as of the date of this deed,

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 \$ 150,000.00

~~However, the actual consideration consists of the property hereby granted, which is the whole part of the consideration (indicated which) (the value of the property is \$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 20th 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)

Lynn E. Fraser

Martha G. Fraser

STATE OF OREGON, }
County of Klamath } ss.
July 20, 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 _____

Personally appeared the above named LYNN E. FRASER and MARTHA G. FRASER

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

Before me, _____ Notary Public for Oregon
(OFFICIAL SEAL) My commission expires 10-13-86

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

LYNN E. & MARTHA G. FRASER

GRANTOR'S NAME AND ADDRESS

GEORGE A. & Donna J. HAMMOND
404 Pine Grove Rd.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEES

NAME, ADDRESS, ZIP

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

GRANTEES

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

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

SPACE RESERVED FOR RECORDER'S USE

84 JUL 23 PM 3 16

CLASE

12414

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8, said point being on the centerline of the County Road and being South 00° 53' 30" West a distance of 199.25 feet from the iron pin marking the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8; thence South 00° 53' 30" West along the centerline and the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 227.60 feet; thence North 89° 06' 30" West 30.00 feet to the Westerly right of way line of said County Road; thence continuing North 89° 06' 30" West 198.47 feet; thence North 04° 23' 00" East, generally along an existing fence, 228.02 feet; thence South 89° 06' 30" East 184.48 feet to the Westerly right of way line of said County Road; thence continuing South 89° 06' 30" East 30.00 feet to the point of beginning.

EXCEPTING THEREFROM that area on the Easterly side being within said County Road right of way.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 23 day of July A.D. 19 84
at 3:16 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 12413

EVELYN BIEHN, County Clerk

By Ram Smith Deputy

Fee 8.00

STATE OF OREGON

I, the undersigned, County Clerk of Klamath County, Oregon, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears from the records of said County.