

41534

K-37309
WARRANTY DEED—SURVIVORSHIP

Vol. M81 Page 16536

KNOW ALL MEN BY THESE PRESENTS, That

MAUDE COX

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by TOM GULLION and SANDRA A. GULLION,
husband and wife, Tenants by the Entirety

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:

The Southwesterly Rectangular 50 feet of Lot 1 in Block 58 of Second
Hot Springs Addition to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon,

SUBJECT TO 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
except as above set forth

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 \$2,500.00.

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 ©, 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 24th day of September, 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 IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, }
County of Klamath } ss.
September 24, 1984

Personally appeared the above named
MAUDE COX

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My Commission Expires 10/31/87

STATE OF OREGON, County of Klamath } ss.
Personally appeared, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation,
affix corporate seal)

MAUDE COX
2124 Eberlein
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Tom Gullion, et ux

Co KCTC

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees above named

NAME, ADDRESS, ZIP

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

Grantees above named

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
24th day of September, 1984,
at 3:32 o'clock P.M., and recorded
in book/reel/volume No. M84 on
page 16536 or as fee/file/instru-
ment/microfilm/reception No. 41534,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee: \$4.00