

41606

K-37330

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT M. DORSEY, SANDRA J. PRYOR and WALTER L. PRYOR, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DAVID A. RUDDOCK and JOHN S. RUDDOCK 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 9 in Block 3 of BAILEY TRACTS NO. 2, according to the official plat thereof on file in the office of the County, Clerk, Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 2.5 feet thereof, TOGETHER WITH the W $\frac{1}{2}$ of vacated Ronald Street adjacent to the herein described property.

SUBJECT TO taxes for 1984-85 which are now a lien but not payable, easements and rights of way of record and apparent on the land, to liens and assessments of Klamath Project and Enterprise Irrigation District and South Suburban Sanitary District, Trust Deed, given by Robert M. Dorsey and Sandra J. Dorsey and Walter L. Pryor as grantor to Klamath First ****

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 ****Federal Savings and Loan Association as beneficiary, dated October 26, 1977 and recorded October 27, 1977 in M-77 at page 20610, records of Klamath County, Oregon which Grantees herein agree to assume and pay 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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 21st 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 21, 19 84

Personally appeared the above named Robert M. Dorsey, Sandra J. Pryor and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Laythe Moore
Notary Public for Oregon
My commission expires 8/27/87

Robert M. Dorsey
Sandra J. Pryor
Walter L. Pryor

Subscribing witness

State of Oregon)
County of Klamath) ss. September 25, 1984

Personally appeared the above-named Bruce L. Durant, personally known to me to be the same person who was a subscribing witness to the foregoing instrument, who, being sworn, stated that he resides at 2340 South 6th St., Klamath Falls, Oregon, and that he knew Walter L. Pryor, the person described in and who executed the foregoing conveyance, and he acknowledged said instrument to be their voluntary act. Before me.

Laythe Moore
Notary Public for Oregon
My Commission expires 8/27/87

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 25 day of September, 19 84 at 4:31 o'clock P.M., and recorded in book/reel/volume No. M84 on page 16651 or as fee/tile/instrument/microfilm/reception No. 41606 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Laythe Moore Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
David A. & John S. Ruddock
2617 Homedale
Klamath Falls, OR 97601
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