

1967

46103

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KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox and Betty M. Wilcox

for the consideration hereinafter stated to the grantor paid by James S. Flanig

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:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 35 South, Range 7 East, Willamette Meridian.

Subject to: A 60 foot non-exclusive easement for road and utility purposes, the center-line of which is the North line of the S $\frac{1}{2}$ of SW $\frac{1}{4}$ Section 36 and S $\frac{1}{2}$ of SE $\frac{1}{4}$ Section 35, all in Township 35 South, Range 7 East, Willamette Meridian.

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 except easements of record and those apparent to the land.

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 \$ 5,750.00

~~However, the actual consideration consists of or includes other property or value given or promised which is hereby acknowledged (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 23d day of May, 1972; 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.

Wayne A. Wilcox

Betty M. Wilcox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

5/29, 1972

Personally appeared the above named Wayne A. Wilcox and Betty M. Wilcox

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

STATE OF OREGON, County of

ss.

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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

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:

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires:

NOTE: The balance between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

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

Donald C Flanig
1978 - West Coast of Maine
Anchorage, Alaska
92 801

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee: \$5.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21st day of February, 1985, at 8:51 o'clock A.M., and recorded in book M85 on page 2575. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title.

By Pam Smith Deputy.

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