

1-1-74

46115

WARRANTY DEED—SURVIVORSHIP

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2596

KNOW ALL MEN BY THESE PRESENTS, That EARL HAWKINS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ELIZABETH RIDLE and TIMOTHY A. RIDLE,

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:

S.W. 1/4 Sec. 2, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to building and use restrictions as recorded June 1, 1978, in Vol. M78 at page 11636.

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.

(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 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 \$5,000.00

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 21st day of February, 1985; 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.

Earl Hawkins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath February 21, 1985

STATE OF OREGON, County of Klamath, 1985

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 Earl Hawkins

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

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 12/31/86

Notary Public for Oregon My commission expires:

Earl Hawkins

GRANTOR'S NAME AND ADDRESS

Elizabeth Ridle & Timothy A. Ridle RR 2, Box 310-A Flemington, N. J. 08822

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elizabeth Ridle & Timothy A. Ridle RR 2, Box 310-A Flemington, N. J. 08822

NAME, ADDRESS, ZIP

Unless a change is requested all tax statements shall be sent to the following address: same as above

NAME, ADDRESS, ZIP

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 11:57 o'clock A.M., and recorded in book/reel/volume No. M85 on page 2596 or as document/fee/file/instrument/microfilm No. 46115, Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00

985 FEB 21 AM 11 57