

46457

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That W. R. OLDHAM AND SYLVIA E. SCHLUMBOHM, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by VINCE VIRAMONTES AND ARNULFO VIRAMONTES, son and father 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:

$\frac{1}{2}$ of Tract 17 in Block 4 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, saving and exception that portion in the widening of Maryland Street as disclosed by Order recorded July 28, 1969 in M-69 on page 6497, records of Klamath County, Oregon.

SUBJECT TO easements and reights of way of record and apparent on the land, to liens and assessments of Klamath Project and Klamath Irrigation District and South Suburban Sanitary District.

(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

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 \$13,000.00. ~~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 ©, 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 1st day of March, 19 85; 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.

W. R. OLDHAM

By: Sylvia E. Schlumbohm
His Attorney In FactSylvia E. Schlumbohm
SYLVIA E. SCHLUMBOHM

STATE OF OREGON,)
County of Klamath) ss.
March 1, 19 85

State of Oregon, County of Klamath) ss
March 1, 1985

Personally appeared Sylvia E. Schlumbohm who, being duly sworn, did say that she is the attorney in fact for W. R. Oldham and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before Me:

[Signature]
My Commission Expires 8/27/87

Personally appeared the above named Sylvia E. Schlumbohm and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:
[Signature]
Notary Public for Oregon
My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for:

Vince Viramontes, et al
3119 Maryland
Klamath Falls, OR 97603
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

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of March, 19 85, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M85 on page 3133 or as fee/file/instrument/microfilm/reception No. 46457, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee: \$5.00