

OA

49436

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Boye Bangsbo and Judy I. Bangsbo, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Boye Bangsbo, a single person, and Judy I. Bangsbo, a single person, 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:

Beginning at a point on the North line of that portion of the Klamath Falls-Lakeview Highway known as South 6th Street, which is North 0°35' West 30 feet and North 88°57' East 195 feet from the Southwest corner of the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°35' West along a line parallel to the West line of the SE¼NW¼ of said Section 2, a distance of 210 feet; thence North 89°25' East a distance of 135 feet; thence South 0°35' East, a distance of 209.2 feet, more or less, to the North line of said highway; thence South 88°57' West, along said highway line, a distance of 135 feet to the point of beginning, being a parcel of land in the E¼W¼SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, containing 0.625 acres, more or less. SAVE AND EXCEPT portion conveyed to the State of Oregon for the widening of South Sixth Street.

(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 Enterprise Irrigation, South Suburban Sanitary charges, Trust Deed and assignment of rents in favor of Klamath First Federal Savings and Loan, Ore. recorded February 8, 1984 in M-84 on page 1992, records of Klam. Cty. 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 \$ none.

ⓐ 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 day of , 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.

Boye Bangsbo

Judy I. Bangsbo

Judy I. Bangsbo

STATE OF OREGON,

County of Klamath

ss.

Personally appeared the above named

Boye Bangsbo and Judy I. Bangsbo

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2/28/88STATE OF OREGON, County of ss. , 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 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:

(If executed by a corporation, affix corporate seal)

Boye Bangsbo and Judy I. Bangsbo640 Roseway Dr.Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Boye Bangsbo and Judy I. Bangsbo640 Roseway Dr.Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee above

NAME, ADDRESS, ZIP

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

Grantee above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of June, 19 85 at 2:54 o'clock P.M., and recorded in book/reel/volume No. 49436 on page 8246 or as fee/file/instrument/microfilm/reception No. 49436, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$5.00

Check 5.00