

49809

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That..... FRED A. SMELCER

for the consideration hereinafter stated to the grantor paid by LUCILLE E. VIEIRA, hereinafter called the grantor, VIEIRA, and JOSEPH L. VIEIRA 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:

Lots 11, 12 and 13, Block 45, Bowne Addition to Bonanza, Oregon.

(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

None

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 \$ 43,000.00  
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 1 day of APRIL, 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.

(If executed by a corporation, affix corporate seal)

Freda A. Smelcer  
FRED A. SMELCER

STATE OF OREGON,  
County of Klamath } ss.  
April 1, 1985

STATE 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:

Personally appeared the above named  
Freda A. Smelcer

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

Before me:

Notary Public for Oregon

My commission expires 4-15-88

Freda A. Smelcer  
151 N. Williams, Rm. 209  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Lucille E. Vieira  
Box 28  
Dairy, Oregon 97625  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lucille E. Vieira  
Box 217  
Bonanza, Ore 97623  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of June, 1985, at 11:37 o'clock A.M., and recorded in book/reel/volume No. 195 on page 8867 or as document/fee/file/instrument/microfilm No. 49809, Record of Deeds of said county.

Witness my hand and seal of County affixed.

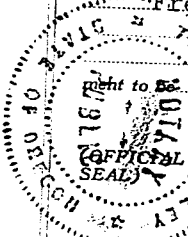
Evelyn Biehn, County Clerk

NAME TITLE

By Pam Smith Deputy

Fee: \$5.00

85 JUN 13 AM 11 37



5:00