

56006

WARRANTY DEED-SURVIVORSHIP

Vol 185 Page 19760

KNOW ALL MEN BY THESE PRESENTS, That

for the consideration hereinafter stated to the grantor paid by Mary A. Ewing, hereinafter called the grantor, Ewing hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-

mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow- ing 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:

Tract 1, less the South 60 feet thereof, all of Tract 2, and Tract 3 less the North 70 feet thereof, of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TO HAVE AND TO HOLD (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) 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 of record and those apparant on the land.

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 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 3 day of December, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE- SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath December 3, 1985

Personally appeared the above named Mary A. Ewing

and acknowledged the foregoing instru- ment to be her voluntary act and deed.

Before me: Notary Public for Oregon My commission expires 9/23/89

Mary A. Ewing

GRANTOR'S NAME AND ADDRESS Mary A. Ewing and Park D. Ewing

GRANTEE'S NAME AND ADDRESS After recording return to: Mary A. & Park D. Ewing 1917 Wood Klamath Falls, OR 97603

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Same

STATE OF OREGON, County of Klamath

Personally appeared

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 be- half 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 My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

I certify that the within instru- ment was received for record on the 3rd day of December, 1985, at 4:13 o'clock P. M., and recorded in book/reel/volume No. 35 on page 19760 or as fee/file/instru- ment/microfilm/reception No. 56006, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00