

57356

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That LILLIE BELL HUNT formerly LILLIE BELL ANDERSON

for the consideration hereinafter stated to the grantor paid by CALVIN L. GILMORE, hereinafter called the grantor, a life estate to the Grantor, LILLIE BELL HUNT, 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 the iron pin which marks the most Southerly corner of Lot J, Block "A" Resubdivision of Blocks 66 and 70 of NICHOLS ADDITION to Klamath Falls, Oregon, and running thence: Northeasterly along the line between Lots "K" and "J" a distance of 43 feet to an iron pin; thence Northwesterly at right angles, a distance of 71.51 feet to an iron pin on the Easterly right of way line of Prospect Street; thence South along the East right of way line of Prospect Street a distance of 55.28 feet to an iron pin which lies on the Northeasterly right of way line of the alley; thence Southeasterly along the Northeasterly right of way line of the alley a distance of 36.78 feet to the point of beginning, said tract being a portion of Lots "J" and "I" of Block "A", Resubdivision of Blocks 66 and 70 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

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

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 and

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1000.00 and the receipt therefor is attached hereto and is hereby incorporated by reference into this deed.

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 17 day of January 19 86 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.

Lillie B. Hunt
Calvin L. Gilmore

STATE OF OREGON,

County of Klamath
January 19 86

STATE OF OREGON, County of Klamath
Jan. 17 19 86

Personally appeared

Personally appeared the above named
LILLIE BELL HUNT

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

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

Before me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 5/12/89

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 5/12/89
(If executed by a corporation, affix corporate seal)

Lillie Bell Hunt
Lillie B. Hunt
GRANTOR'S NAME AND ADDRESS
Calvin L. Gilmore
501 McLean
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mel Kosta
325 Main Street
Klamath Falls, OR 97601
NAME ADDRESS ZIP

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

NAME ADDRESS ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 17th day of January 19 86 at 3:07 o'clock P.M. and recorded in book/reel/volume No on page or as fee file/instrument/microfilm/reception No 57356
Record of Deeds of said county
Witness my hand and seal of County affixed

Evelyn Babin, County Clerk
By [Signature] Deputy

Fee \$25.00

205 JAN 17 PM 3 07