

FORM 100-000-000, WARRANTY (Survivorship) (Revised 1-1-67)

STEVENS-NEED LAW FIRM, CO., PORTLAND, ORE.

1967  
57532

**KNOW ALL MEN BY THESE PRESENTS, That**  
Husband & Wife

Richard Gamegan & Bette Lou Gamegan,  
hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by  
Frederick Scott Sanders, A Single Man

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:

Lot # 7 - W $\frac{1}{2}$  NE $\frac{1}{4}$  SE $\frac{1}{4}$ , Sec. 36.  
Township 35 So. Range 12 E. — Willamette Meridian

Subject to : a non-exclusive easement for Ingress, Egress, and Utilities across  
the Northernly 30 feet there from. Together with: A 60 foot non-exclusive  
easement for Ingress, Egress, and Utilities, the center line being the South line  
of the NE $\frac{1}{4}$  and the North line of the SE $\frac{1}{4}$  of Sec. 36, Township 35 South, Range 12 East,  
Willamette Meridian.

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 as-  
signs, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from  
all encumbrances except easements of record and those apparent to the land.

and that grantor will warrant and forever defend the above granted 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 \$ 4,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).<sup>2</sup>

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-  
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied  
to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 15th day of  
October 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its  
corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

October 15, 1974

Personally appeared the above named Richard  
Gamegan & Bette Lou Gamegan

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

(OFFICIAL  
SEAL)  
Notary Public for Oregon  
My commission expires: 4/20/77

NOTE—The numbers within the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Richard Gamegan  
Bette Lou Gamegan

STATE OF OREGON, County of Klamath ) ss.

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 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)

**WARRANTY DEED**

(SURVIVORSHIP)

Richard Gamegan

Bette Lou Gamegan

TO

Frederic Scott Sanders

STEVENS-NEED LAW FIRM, CO., PORTLAND, ORE.

RETURN TO:

THE REIGNANT CHURCH  
4015 CLINTON AVE.  
KLAMATH FALLS, OR 97603  
1-808-883-8249

(DON'T USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUR-  
TES WHERE  
USED.)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
24th day of January, 1986,  
at 11:32 o'clock A.M., and recorded  
in book N86 on page 1198  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn,  
Klamath County Clerk

Title.

By Ann Smith Deputy.

Fee: \$5.00

26 11 40 47 2 11 5

690