

1-1-74

60468

WARRANTY DEED—SURVIVORSHIP

Vol. 1786

Page 6710

KNOW ALL MEN BY THESE PRESENTS, That

FREDA A. SMELCER

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

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:

"Lot 14, Block 45, BOWNE ADDITION TO BONANZA, in the County of Klamath, State of Oregon."

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.

(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 whatsoever

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 \$ 1,000.00

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 17th day of April, 1986; 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

FREDA A. SMELCER

STATE OF OREGON,

County of Klamath

April 17

1986

STATE OF OREGON, County of

19

ss.

Personally appeared

and

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 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, #209

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Lucille E., Gerald A. & Joseph L. Vieira

Box 217, Bonanza OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lucille E., Gerald A. & Joseph L. Vieira

Box 217, Bonanza OR 97623

NAME, ADDRESS, ZIP

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

Lucille E., Gerald A. & Joseph L. Vieira

Box 217, Bonanza OR 97623

NAME, ADDRESS, ZIP

Fee \$10.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 18th day of April, 1986, at 4:16 o'clock p.m., and recorded in book/reel/volume No. M86 on page 6710 or as document/fee/file/instrument/microfilm No. 60468, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Bernetha A. Det. Deputy