

65170

WARRANTY DEED—SURVIVORSHIP

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15219

KNOW ALL MEN BY THESE PRESENTS, That
PATRICK J. MANLEY and ROBERTA G. MANLEY

hereinafter called the grantor,
unmarried man and LINDA C. FAHEY, an unmarried woman
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 23, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO: Taxes for 1986-87 which are now a lien but not yet payable;
right of way for transmission line to The California Oregon Power Company
recorded November 16, 1956, in Vol. 288 at page 72, Deed Records of Klamath
County, Oregon and Reservations and restrictions contained in the dedication
and shown on the plat of Tract No. 1084, Sixth Addition to Klamath River
Acres.

(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

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 \$ 65,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole or 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 20th day of August, 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.

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) ss.
August 25, 1986.

STATE OF OREGON, County of Klamath) ss.
August 25, 1986.

Personally appeared the above named
Patrick J. Manley

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

Before me, Joseph T. Moore
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8/27/87

Personally appeared PATRICK J. MANLEY
who being duly sworn did say that he
is the attorney in fact for ROBERTA
G. MANLEY and that he executed the
foregoing instrument by authority of
and in behalf of said principal; and
he acknowledged said instrument to be
the act and deed of said principal.

Before Me: Joseph T. Moore
My Commission Expires:
8/27/87

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
25th day of August, 1986,
at 11:19 o'clock A.M., and recorded
in book/reel/volume No. M86 on
page 15219 or as fee/tile/instru-
ment/microfilm/reception No. 65170,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$10.00

By Sam Smith Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven Replogle & Linda Fahey
7919 Big Buck Lane
Keno, OR 97627

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE