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WARRANTY DEED—SURVIVORSHIP

Vol. 148 Page 19097

KNOW ALL MEN BY THESE PRESENTS, That

Walter J. Klos and Helena V. Klos, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Walter J. Klos, Jr., Kenneth Klos, Anthony Klos, Martin Klos, Lawrence Klos and Steven Klos, reserving a life estate for the Grantors herein, 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 an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS", a subdivision in Klamath County, Oregon; thence South along the East boundary of the said "SUMMERS HEIGHTS", a distance of 138.55 feet to an iron pin; thence leaving said boundary of "SUMMERS HEIGHTS", North 76°26' East 140.4 feet to an iron pin which is the true point of beginning of this description; thence South 14°15' East 88.5 feet to an iron pin; thence South 65°33' West 125.0 feet to an iron pipe; thence South 37°18' East 170.1 feet to an iron pipe which is also the most Easterly corner of that certain parcel of land described in Deed Volume 242, page 353; thence North 49°30' East 201.1 feet to an iron pipe on the Westerly right of way of the U. S. B. R. A-3-D Lateral; thence along said Westerly right of way

(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. love and

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ affection

~~THE WHOLE OF THE UNDERSIGNED~~ (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 16 day of September, 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 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.

*Helena V. Klos*

STATE OF OREGON,

ss.

County of Klamath, ss.  
October 16, 1986

Personally appeared the above named

Walter J. Klos and  
Helena V. Klos

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

NOTARY PUBLIC

Notary Public for Oregon

My commission expires 11-87

STATE OF OREGON, County of

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 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:

(If executed by a corporation, affix corporate seal)

Walter J. Klos and Helena V. Klos

5193 S. Etna Street

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Walter J. Klos, Jr., Anthony Klos,  
Martin Klos, Kenneth Klos, Lawrence  
Klos and Steven Klos

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter J. Klos and Helena V. Klos

5193 S. Etna Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Walter J. Klos and Helena V. Klos

5193 S. Etna Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

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of the U. S. B. R. A-3-D Lateral North 29°28½' West 183.2 feet to an iron pin; thence leaving said right-of-way South 76°26' West 76.0 feet more or less to the true point of beginning of this description, said parcel being in the SW¼ of the NW¼, Section 14, Township 39 South, Range 9, East of the Willamette Meridian.

SUBJECT TO: Mortgage, including the terms and provisions thereof, executed by Paul M. McAtee and Evelyn F. McAtee, husband and wife, to Commerce Investment, Inc. a corporation, dated September 19, 1961, recorded September 25, 1961 in Volume 205, page 550, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$20,000.00 as evidenced by a note of even date, which Grantees assume and agree to pay, further subject to all exceptions set forth in Oregon Title Co., Policy No. 67-671.

The above-described property is subject to a mortgage in favor of U. S. Bancorp.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of October 20th day of October 1986 at 3:57 o'clock P M., and duly recorded in Vol. 1886 on Page 19097 of Deeds

FEE \$14.00

By Evelyn Biehn, County Clerk Ann Smith