

67792

WARRANTY DEED—SURVIVORSHIP 101.188 Page 20021

KNOW ALL MEN BY THESE PRESENTS, That JOHNIE C. WESTON and ZENA M. WESTON,
husband and wife hereinafter called the grantor paid by LEWIS L. BARGER and JUDITH M. BARGER,
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: the East 20 of the Southeast 1/4 of the South east 1/4 of Section 7, Township 40 South, Range 10
East of the Willamette Meridian, Klamath County, Oregon,
EXCEPTING THEREFROM that portion lying Southerly and Southwesterly of the Northeasterly line
of the C & Lateral Canal;
ALSO EXCEPTING THEREFROM that portion conveyed to Robert L. Miller, et ux, in deed recorded
in Volume M71, page 12738, Microfilm Records of Klamath County, Oregon;
ALSO EXCEPTING THEREFROM that portion conveyed to Joe D. Martinez et ux, in deed Recorded in
Volume M75, page 6799, Microfilm Records of Klamath County, 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 except for
the following exceptions, 1 thru 7; continued on back of deed;

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 \$ 16,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) (The sentence between the symbols ①, 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 16th day of July, 1976;
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)

STATE OF OREGON,

County of KLAMATH
June 24, 1977

ss.

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
_____ who, being duly sworn,
_____ 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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 3-22-81

Notary Public for Oregon

My commission expires: _____

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lewis L. & Judith M. Barger
4221 Polly Lane
Lakeland, FL 33803

NAME, ADDRESS, ZIP

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

Lewis L. & Judith M. Barger
4221 Polly Lane
Lakeland, FL 33803

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
_____ Deputy

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. The rights of the public in and to that portion of the premises herein described abutting within the limits of existing roads and highways.

5. Easement for a drainage ditch along the North side of the government lateral as reserved in the deed recorded September 21, 1926 in Volume 73, page 358, Deed Records of Klamath County, Oregon.

6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: November 1, 1958
Recorded: November 12, 1958 in Volume 186, page 279, Deed Records of Klamath County,
Amount: \$37,300.00
Mortgagor: Johnie C. Weston and Zena M. Weston, husband and wife
Mortgagee: The Federal Land Bank of Spokane
(Includes other property)

7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: April 6, 1967
Recorded: April 6, 1967 in Volume M67, page 2425, Microfilm Records of Klamath County, Oregon
Amount: \$20,000.00
Mortgagor: Johnie C. Weston and Zena M. Weston, husband and wife
Mortgagee: United States of America, acting through the Farmers Home Administration
(Includes other property)

Note: Taxes for the fiscal year 1975-1976, paid in full.
Amount: \$247.40. (Assessed with other property)
Account No.: 55-89 Tax Lot 35

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of November A.D. 19 86 at 4:15 o'clock P. M., and duly recorded in Vol. M86.
of Deeds on Page 20021
FEE \$14.00
Evelyn Biehn, County Clerk
By *Ann Smith*

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the _____ day of _____ A.D. 1986 at _____ o'clock _____ M. and recorded on page _____ of book _____ of the _____ County of _____ Oregon.

Witness my hand and seal of office this _____ day of _____ A.D. 1986.

Notary Public for Oregon
My commission expires _____

By _____
Recording Officer
Deputy

Johnie C. Weston
Zena M. Weston
United States of America
Farmers Home Administration