

81409

Vol. 1487 Page 20395

KNOW ALL MEN BY THESE PRESENTS, That Richard Gamegan and Bette Lou Gamegan, hereinafter called the grantor, Layton

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: The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 35 South, Range 13 East, W.M. Subject to: a non-exclusive easement for road and utility purposes 60 feet in width, the centerline of said easement being the East line of the W 1/2 SW 1/4 Sec. 31, Twp. 35 S. Rg. 13 E. W.M.

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 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 \$3,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes 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 18th day of October, 1971; 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.

Richard Gamegan  
Bette Lou Gamegan

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
October 19, 1971

Personally appeared the above named Richard Gamegan & Bette Lou Gamegan and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: April 20, 1973

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

WARRANTY DEED (SURVIVORSHIP)

TO  
Richard Layton  
12951 Malena Dr  
Santa Ana, Calif  
92705

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTRIES WHERE USED.)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of November, 1971, at 4:42 o'clock P.M., and recorded in book M87 on page 20395. Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn,  
Klamath County Clerk  
By Deputy.

Fee: \$10.00