

84446

WARRANTY DEED—SURVIVORSHIP

Vol. M83 Page 2278

KNOW ALL MEN BY THESE PRESENTS, That VERLAND L. HUFF and
CAROLYN R. HUFF, husband and wife,
 for the consideration hereinafter stated to the grantor paid by ROBERT FLOWERS and
CHRISTY L. FLOWERS, husband and wife,
 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:

(See legal description on reverse side.)

(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 none,

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 \$ 99,400.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted See ORS 91.030.)~~

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 15 day of February, 1988;
 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.

Verland L. Huff
 Verland L. Huff

Carolyn R. Huff
 Carolyn R. Huff

STATE OF OREGON,)
 County of Klamath) ss.
2-15, 1988

STATE OF OREGON, County of _____) ss.
 _____, 19____

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 _____

Personally appeared the above named
Verland L. Huff and
Carolyn R. Huff

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

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires 4/27/91

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____
 (If executed by a corporation,
 affix corporate seal)

Verland L. & Carolyn R. Huff
530 Joe Wright Road
Klamath Falls OR 97601
 GRANTOR'S NAME AND ADDRESS

Robert & Christy L. Flowers
Ashland Star Route
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert and Christy L. Flowers
Ashland Star Route
Klamath Falls OR 97603
 NAME, ADDRESS, ZIP

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

Robert and Christy L. Flowers
Ashland Star Route
Klamath Falls OR 97603
 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/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/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

LEGAL DESCRIPTION

The NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 5, Township 41 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion conveyed to United States of America by deed recorded March 14, 1945 in Deed Volume 174, page 190, Deed Records of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

ALSO SUBJECT TO waiver of claim for damages, subject to the terms and provisions thereof, recorded January 24, 1918 in Volume 47, page 566, Deed Records of Klamath County, Oregon, relating to closing and opening of the flood gates in Klamath Strait.

ALSO SUBJECT TO an easement created by instrument, subject to the terms and provisions thereof:

Dated: January 31, 1939
Recorded: March 7, 1939
Volume: 120, page 559, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 20 foot wide electric transmission line
(Affects across NW $\frac{1}{4}$ NE $\frac{1}{4}$)

ALSO SUBJECT TO an easement created by instrument, subject to the terms and provisions thereof:

Dated: October 21, 1939
Recorded: December 1, 1939
Volume: 125, page 577, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 20 foot wide electric transmission line
(Affects across N $\frac{1}{2}$ NW $\frac{1}{4}$)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day of February A.D. 19 88 at 2:58 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 2278.

FEE \$15.00

Evelyn Biehn, County Clerk
By R. M. Smith