

1-174

85531

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager, Margaret H. Jager and Clark J. Kenyon, a married man, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert Clifford Rugh and Betty Rugh, husband and wife 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:

Lot 10 in Block 9 in Tract 1039, Yonna Woods Unit No. Two.

(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 except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land.

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 \$8,800.00. 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 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 14 day of January, 1985; 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)

Michael B. Jager

Margaret H. Jager

Clark J. Kenyon

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 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 _____, 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:

STATE OF OREGON,

County of Klamath, ss.
January 14, 1985.

Personally appeared the above named Michael B. Jager, Margaret H. Jager and Clark J. Kenyon

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

Notary Public for Oregon
My commission expires April 8, 1988

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert & Betty Rugh
Rt 1 Box 560
Bonanza, OR 97023

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

Robert & Betty Rugh
Rt 1 Box 560
Bonanza, OR 97023

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of March, 1988, at 11:03 o'clock A.M., and recorded in book M88 on page 4097 or as file/reel number 85531, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy

Fee: \$10.00