

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENT, that Marjorie Divine, Personal Representative of the Estate of Russell E. Griffith, deceased, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Marjorie Divine and Victor R. Divine, husband and wife, Gary E. Griffith and Karen Griffith, husband and wife, and David M. Griffith and Nora Griffith, husband and wife, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, 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:

That portion of the SW1/4 Section 9, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more fully described as follows:

A strip of land 60 feet in width the center line of which extends from a point on the North boundary line of the right of way of the U.S. Government Irrigation Canal or lateral F. 14, which point is 30 feet distant from the intersection of said North boundary line with the West boundary line of right of way of the California Northeastern (Southern Pacific) Railway; thence in a Northeasterly direction for a distance of approximately 930 feet to the center of the approach and the overhead bridge crossing said railway right of way; but including the right to use said approach and bridge on said railroad right of way in conjunction with others; and also a strip of land 50 feet in width, the center line of which extends from a point on West boundary of said railroad right of way which point is 25 feet distant Northeasterly from the intersection of said West boundary line with the North boundary line of the said canal, and runs thence in a Northwesterly direction for a distance of approximately 1300 feet to a point on the line running North and South between Sections 8 and 9, which point is 37 feet North of the intersection of the North boundary line of said irrigation canal with said section line.

The Grantees respective interest in the property shall be as follows:

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1. Marjorie Divine and Victor R. Divine, husband and wife, as tenants by the entirety.

2. Gary E. Griffith and Karen Griffith, husband and wife, as tenants by the entirety.

3. David M. Griffith and Nora Griffith, husband and wife, as tenants by the entirety.

Provided as between each group of Grantees, they shall hold the property not as tenants in common but with the right of survivorship.

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.

The true and actual consideration paid for this transfer consists of or includes other property or value given or promised which is part of the consideration.

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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. BEFORE SINGING 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.



6556

In witness whereof, the grantor has executed this instrument  
this 22 day of April, 1988.

ESTATE OF RUSSELL E. GRIFFITH  
DECEASED

Marjorie Divine  
MARJORIE DIVINE  
PERSONAL REPRESENTATIVE

STATE OF OREGON )  
County of Klamath ) SS.

Personally appeared the above named Marjorie Divine and  
acknowledged the foregoing instrument to be her voluntary act and  
deed.

4-22-88

James R. Uerlings  
NOTARY PUBLIC OF OREGON  
My Commission Expires: 2-20-91

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of James Uerlings, Attorney  
of April A.D. 19 88 at 9:11 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 6554

FEE\$20.00

Evelyn Bzehr  
By Deborah A. Litch County Clerk

UNTIL A CHANGE IS MADE, SEND  
TAX STATEMENTS TO:  
Victor & Marjorie Divine  
5540 Tingley Lane  
Klamath Falls OR 97603

AFTER RECORDING RETURN TO:  
Jim Uerlings  
Boivin & Uerlings, P.C.  
110 North 6th Street  
Klamath Falls OR 97601

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