

88328

WARRANTY DEED—SURVIVORSHIP

JR.

1982JK
 MTC-19830K & 19831K
 KNOW ALL MEN BY THESE PRESENTS, That E. T. CHARLES and VIRGINIA A. CHARLES

hereinafter called the grantor,
 for the consideration hereinafter stated to the grantor paid by BOB COWBROUGH, LONNIE BROOKS and
 RICHARD HANLIN

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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:

That portion of Government Lots 3, 6 and 11 lying East of State Highway 427 and North of Lake Forest Road, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a portion of Lot 3 described as follows:
 Beginning at the N $\frac{1}{2}$ corner of said Section 18, which is also the Northeast corner of said Lot 3; thence North 89° 41' 26" West a distance of 516.48 feet to the Easterly line of State Highway 427; thence South 0° 51' 56" East along said line a distance of 255.5 feet; thence East a distance of 511.91 feet to the East line of said Lot 3;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on reverse)

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, stated in terms of dollars, is \$ 38,500.00

However, ~~the whole part of the~~ (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 12th day of March, 1982; 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 Deschutes

March 19TH, 19 82.

Personally appeared the above named

E. T. Charles and Virginia A. Charles

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

Before me:

Maudie M. Rounds

Notary Public for Oregon

My commission expires 12-04-83

STATE OF OREGON, County of

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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

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:

E. T. Charles and Virginia A. Charles
 2721 Forest Court
 Redmond, OR

GRANTOR'S NAME AND ADDRESS

Bob Cowbrough, Lonnie Brooks, Richard
 Hanlin - P.O. Box 1786
 Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/tile/instrument/microfilm 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

JUN 17 AM 11 55

