

OK

WARRANTY DEED—SURVIVORSHIP

Vol. 789 Page 9219

667
 KNOW ALL MEN BY THESE PRESENTS, That THOMAS B. MOREHOUSE and LINDA L. MOREHOUSE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by PAUL ARCHIBALD and FAITH ARCHIBALD, 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:

The West 6 feet of Lot 10 and the East 64 feet of Lot 11, DEBIRK HOMES, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

SUBJECT TO:

1. 1988-89 taxes which are paid in full.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(continued on reverse)

(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

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 \$40,173.10. However, the actual consideration consists of ~~XXXXXX~~ (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 25th day of May, 1989; 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 DESCRIBED 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.

Thomas B. Morehouse
 Linda L. Morehouse

STATE OF OREGON,
 County of Klamath } ss.
 May 25, 19 89

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 _____

_____ 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: _____

(If executed by a corporation, affix corporate seal)

Personally appeared the above named THOMAS B. MOREHOUSE and LINDA L. MOREHOUSE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

9/21/89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul & Faith Archibald
 3848 Barry Ave.
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Department of Veterans Affairs
 700 Summer Street, N.E.
 Salem, OR 97310-1201

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EASE

88

INSTRUMENT - 9220

9220

SUBJECT TO (continued)

3. Regulations, including levies, assessments water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Right of way, including the terms and provisions, thereof, granted to the California Oregon Power Company, a California Corporation, recorded December 10, 1956 in Volume 288, page 319, Deed Records of Klamath County, Oregon.
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
7. Protective Covenants for the plat of "DeBirk Homes", recorded July 15, 1960 in Volume 310, page 56, Deed Records of Klamath County, Oregon; and modified by an instrument recorded February 26, 1960 in Deed Volume 319, page 246.
8. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$40,565.00 dated September 30, 1981, recorded September 30, 1981 in Book M-81 at Page 17375 by Thomas B. Morehouse and Linda L. Morehouse as Mortgagor and State of Oregon, represented and acting by the Director of Veterans' Affairs as Mortgagee which Grantees herein agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Thomas B. Morehouse the 26th day of May A.D., 19 89 at 1:34 o'clock P M., and duly recorded in Vol. M89 of DEEDS on Page 9219

FEE \$13.00

Evelyn Biehn, County Clerk
By Deanecha A. Hetch

NOTARIAL PUBLIC
My commission expires on _____
I, _____, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on the _____ day of _____, 1989.

NOTARIAL PUBLIC
My commission expires on _____
I, _____, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on the _____ day of _____, 1989.

NOTARIAL PUBLIC
My commission expires on _____
I, _____, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on the _____ day of _____, 1989.