

OK
16039

WARRANTY DEED—SURVIVORSHIP

Vol. 990 Page 11427



KNOW ALL MEN BY THESE PRESENTS, That D. Deane Sacher & Beverly L. Sacher, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles & Arlene Hemmingway, husband and wife, as to an undivided 1/2 interest and LELA M. HILL KENFIELD, as to an undivided 1/2 interest, all as tenants in common 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:

Lots 14C, 14D, & 14E, Block 4, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County clerk of Klamath county, Oregon.

(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 those of record and apparent upon the land, if any.

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 \$ 22,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols (H), 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 11th day of June, 1990; 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.

D. DEANE SACHER

BEVERLY L. SACHER

STATE OF OREGON

County of Klamath

June 11, 1990

Personally appeared the above named
 D. DEANE SACHER and BEVERLY L. SACHER

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

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires 11/16/91

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)

D. Deane Sacher & Beverly Sacher
 226 Pine Street
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Charles & Arlene Hemmingway & Lela M Hill Kenfield

P.O. Box 405
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Charles Hemmingway et al

P.O. Box 405
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of June, 1990, at 11:03 o'clock AM, and recorded in book/reel/volume No. M90 on page 11427 or as fee/title/instrument/microfilm/reception No. 16089, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
 NAME TITLE

By Dorinda Nielsen Deputy

Fee \$28.00