

1967

31103

KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox and Betty M. Wilcox, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David A. Baker and Isabell Baker

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 Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East, Willamette Meridian.
Subject to: A 30 foot non-exclusive easement for Ingress, Egress and Utilities along the Easterly line thereof.
Together with: A 30 foot non-exclusive easement for Ingress, Egress and Utilities along the West line of the E $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East, Willamette Meridian.

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 the above granted premises, that the said premises are free from all encumbrances except easements of record and those apparent to the land.

and that grantor will warrant and forever defend the above granted 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 \$ 4,000.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 13th day of August, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
August 13, 1971

Personally appeared the above named Wayne A. Wilcox & Betty M. Wilcox, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

David A. Baker
3222 Irvine Blvd.
Irvine, Ca. 92720

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of June, 1971, at 2:38 o'clock PM., and recorded in book M91 on page 12136 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title.

By Pauline M. Mullender, Deputy.

Fee \$28.00

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