

41806

WARRANTY DEED—SURVIVORSHIP

Vol. m92 Page 4575

KNOW ALL MEN BY THESE PRESENTS, That
ARNULFO VIRAMONTES

VINCE VIRAMONTES and

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by VINCE VIRAMONTES and
JACINTO VIRAMONTES (VINCE VIRAMONTES also known as VICENTE VIRAMONTES)

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:

E 1/2 of Tract 17 in Block 4 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, saving and excepting that portion in the widening of Maryland Street as disclosed by Order recorded July 28, 1969 in M-69 on page 6497, records of Klamath County, Oregon.

SUBJECT TO easements and rights of way of record and apparent on the land, to liens and assessments of Klamath Project and Klamath Irrigation District and South Suburban Sanitary District.

(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 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 \$500 and love and affection. ~~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 ©, 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 5th day of March, 1992; 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.

Vince Viramontes
Vince Viramontes
Arnulfo Viramontes

STATE OF OREGON, }
County of Klamath } ss.
March 5, 1992

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 _____

Personally appeared the above named
Vince Viramontes and
Arnulfo Viramontes

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

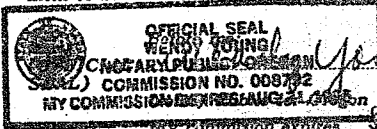
_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)



Vince & Arnulfo

GRANTOR'S NAME AND ADDRESS

Vince & Jacinto Viramontes

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vince & Jacinto Viramontes
14185 Storey Road
San Jose CA 95127

NAME, ADDRESS, ZIP

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

Vince & Jacinto Viramontes
14185 Storey Road
San Jose CA 95127

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of March, 1992, at 12:48 o'clock P.M., and recorded in book/reel/volume No. M92 on page 4575 or as fee/file/instrument/microfilm/reception No. 41806, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Danish M. Mendenhall Deputy

Fee \$30.00