

52026

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. COLWELL and BERTHA R. COLWELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HUBERT W. BRATTON and WILLIAM BRATTON, not as tenants in common, but with the right of survivorship 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:

Beginning at a point which lies on the West right of way line of Summers Lane, North 1°14' West a distance of 495.8 feet and South 89°26' West a distance of 30 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; Continuing South 89°26' West a distance of 175 feet to an iron pin; thence North 1°14' West a distance of 70 feet to an iron pin; thence North 89°26' East a distance of 175 feet to a point on the Westerly right of way line of Summers Lane; thence South 1°14' East along the Westerly right of way line of Summers Lane a distance of 70 feet to the point of beginning, in the North half of the North half of the South half of Southeast quarter of South-east quarter of Section 3, Township 39 South, Range 9 East of the 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 said premises, that same are free from all encumbrances, except those above set forth,

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 \$ 17,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 2nd day of November, 1977; 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)



California
STATE OF OREGON

CALIFORNIA

SHASTA

County of Klamath, Shasta, 1977

Personally appeared and

Personally appeared the above named Robert D. Colwell and Bertha R. Colwell, husband and wife,

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

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 California My commission expires Aug. 1, 1981

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Robert D. Colwell and Bertha R. Colwell

P. O. Box 3335

Redding, California 96001

GRANTOR'S NAME AND ADDRESS

Hubert W. Bratton and William Bratton, 2914 Summers Ln.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal S&L

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1977,

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Sub-urban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations as shown in deed to William J. Newman recorded August 3, 1933, in Book 98 at page 460 of Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Oct. A.D., 19 92 at 9:31 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 23539.
Evelyn Biehn County Clerk
By Quentin Mulholland

FEE \$35.00

