

NA

19574

WARRANT DEED - SURVIVORSHIP

Vol. m96 Page 17094



KNOW ALL MEN BY THESE PRESENTS, That Walton H. Reeve and

Betty J. Kurtz,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Tim R. Cramblit and Cynthia A. Cramblit, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Land in Klamath County known as "Balducci Property" including 60' roadway from Hwy 58 and "Lots" 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and parcel unnumbered extending from SE corner Balducci to Hwy 58.

To wit: Starting from center 1/4 corner Section 17, (2-1/2" brass cap on 2 1/2" galv. iron pipe), N270° 37' 12" W 1568.94 feet, thence radius of curve along north edge of access road to Hwy 58 right-of-way to a point which is 171.99' SE of point where northern edge of property described above intersects with Hwy 58 right-of-way, thence 60' (access road width) SE along Hwy 58 right-of-way, thence 35.10' N 36° 54' 09" E along access road southern edge, thence 112.5' along curve of southern edge access road, thence 433.07' S 89° 22' 48" E along southern edge access road, thence along curve of southern edge access road 142.6' to point which is NW corner of "Lot #3, Balducci Acres", thence 214.61' S 53° 05' 51" E, thence 205' S 323° 05' 51" W, thence 958.42' S 53° 05' 51" E, thence 250' S 323° 05' 51" W to Hwy 58 right-of-way, thence 400' S 53° 05' 51" E which is SE point of property, save and except a small section of SE point of property taken by Klamath County for roadway purposes for Crescent Highway, thence 300' (plus or minus) N 359° 12' 33" E to iron pin which is SE corner (Balducci Lot #8), thence 1062.85' N 359° 12' 33" E to point of beginning. Save and except easements of record with Klamath County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the 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 premises, that same are free from all encumbrances

and that

grantor will warrant and forever defend the 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 \$ 42,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,000.00. The grantor, the grantor's heirs, assigns and the heirs of the grantor's assigns, shall not be bound by this deed, nor shall the deed be binding on the grantor, the grantor's heirs, assigns and the heirs of the grantor's assigns, unless the deed is recorded in the public records of the County of Klamath, State of Oregon, within the time specified in the deed.~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of JUNE, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

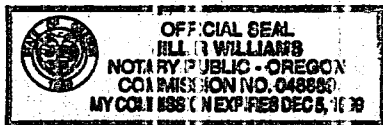
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Walton H. Reeve
Betty J. Kurtz

STATE OF OREGON, County of Tillamook

This instrument was acknowledged before me on 6-7, 1996, by Walton H. Reeve & Betty J. Kurtz

This instrument was acknowledged before me on 19, 19, as of



Jill Williams
Notary Public for Oregon
My commission expires 12-5-99

W. Reeve, PO Box 656
Rockaway Beach, OR 97136 and
B. Kurtz, 1280 Davis Ct., Hillsboro, OR

Tim R. & Cynthia A. Cramblit
37546 Wallace Creek Rd.
Springfield, OR 97478

After recording return to (Name, Address, Zip):
Tim R. Cramblit
37546 Wallace Creek Rd.,
Springfield, OR 97478

Until requested otherwise send all tax statements to (Name, Address, Zip):
SAME AS ABOVE
GRANTEE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of }

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 and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

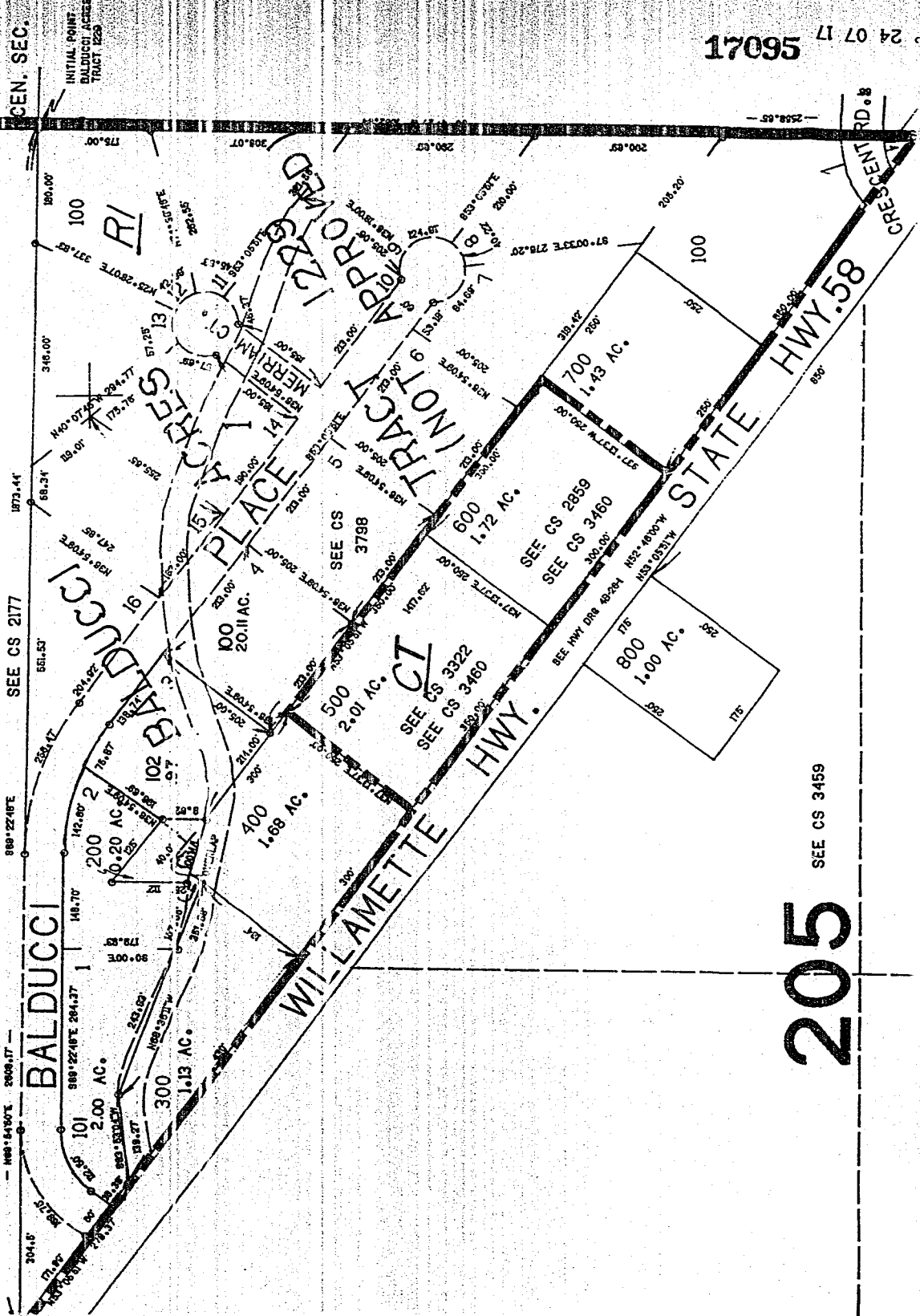
NAME TITLE
By Deputy

35

17095

24 07 17

SEE MAP 24 07 17



SEE CS 3459

205

STATE OF OREGON: COUNTY OF KL/MATH: ss.

Filed for record at request of Tim R Cramblit the 11th day
 of June A.D., 19 96 at 10:08 o'clock A M., and duly recorded in Vol. M96
 of Deeds on Page 17094

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cathy Russell