

1-1-74

37532

WARRANTY DEED—SURVIVORSHIP

Vol. M97 Page 14490

KNOW ALL MEN BY THESE PRESENTS, That AUBREY G. SPEARS and OLETTA C. SPEARS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL E. DUCKETT and CLAIR K.P. DUCKETT, husband and wife, 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:

LOT 6, BLOCK 38, KLAMATH FALLS FIRST ADDITION

(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

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 whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12 day of MARCH, 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.

(If executed by a corporation, affix corporate seal)

Aubrey G. Spears
AUBREY G. SPEARS
Oletta C. Spears
OLETTA C. SPEARS

STATE OF OREGON, } ss.
County of Klamath
MARCH 12, 1990

Personally appeared the above named
Aubrey G. Spears and Oletta C. Spears:

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 7/1/92

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: _____

AUBREY G. SPEARS
OLETTA C. SPEARS
3521 Holiday Road
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Michael E. Duckett
Clair K. Duckett
615 North Second Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael E. + Clair K.P. Duckett
3364 Lake Ashwood Avenue
San Diego, CA 92117-3315
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of May, 1997, at 2:53 o'clock P.M., and recorded in book M97 on page 14490 or as file/reel number 37532, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
By Kathleen Rose Deputy

Fee: \$30.00

SPACE RESERVED
FOR
RECORDER'S USE