

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS That Frances Leola Holmes Birkle Elmer Holmes and Stephen Michael Holmes hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James Elmer Holmes, Sharon Lynne Sanborn, Stephen Michael Holmes 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 9, Block 2, BEL-AIR GARDENS, Klamath County, Oregon

Subject To: Trust Deed, including the terms and provisions thereof, dated July 24, 1963, recorded July 25, 1963, in Mortgage Volume 218 at page 383, which Grantee assumes and agrees to pay.

(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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. 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 18th day of March, 1981; 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.

Francis Leola Holmes Birkle

If executed by a corporation, affix corporate seal

STATE OF OREGON, County of Klamath, March 18, 1981

STATE OF OREGON, County of _____, 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 Francis Leola Holmes Birkle

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

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, Notary Public for Oregon, My commission expires 2-12-85

Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS: Frances Leola Holmes Birkle, 5701 Bel Aire, Klamath Falls, Oregon 97601

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

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 19th day of March, 1981, at 1:39 o'clock P.M., and recorded in book/reel/volume No. M81 on page 5007 or as document/fee/file/instrument/microfilm No. 97359, Record of Deeds of said county.

Witness my hand and seal of County affixed, Evelyn Beihn County Clerk

By Debra A. Gansgn Deputy

SPACE RESERVED FOR RECORDER'S USE