

OK

WARRANTY DEED—SURVIVORSHIP

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60777

KNOW ALL MEN BY THESE PRESENTS, That ESTHER LU DUDLEY

hereinafter called the grantor, MONA PATRICIA EDMUNSON and KERMIT LEE DUDLEY, 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:

A portion of Lots 7 and 8, Block 51, NICHOLS ADDITION TO KLAMATH FALLS, OREGON,

and more particularly described as follows:

Beginning at an iron pin marking the most easterly corner of Lot 8, Block 51, of said NICHOLS ADDITION; thence Northwesterly, along the Northeasterly boundary of said Lot 8, a distance of 56.5 feet; thence Southwesterly at right angles to said Northeasterly boundary, a distance of 104.24 feet; thence southeasterly at right angles, parallel to said Northeasterly boundary, a distance of 56.5 feet to the Southeasterly boundary of said Lot 7; thence Northeasterly at right angles to said Northeasterly boundary a distance of 104.24 feet, more or less, to the point of beginning; being the South-easterly 56.5 feet of Lot 8 and of the Northeasterly 39.24 feet of Lot 7, Block 51, NICHOLS 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

whatsoever

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 \$ ESTATE PLANNING. 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 20th day of APRIL, 1986; 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.

ESTHER LU DUDLEY

STATE OF OREGON, County of Klamath, ss. APRIL 25, 1986.

STATE OF OREGON, County of Klamath, ss. 1986.

Personally appeared _____, 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 ESTHER LU DUDLEY

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

Notary Public for Oregon My commission expires 8-1-86

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Esther Lu Dudley 426 North Tenth Street Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS Esther Lu Dudley, Nedra M. Dean, Mona Patricia Edmundson and Kermit Lee Dudley 426 North Tenth Street, Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS After recording return to: Esther Lu Dudley, Nedra M. Dean, Mona Patricia Edmundson & Kermit Lee Dudley 426 North Tenth St., Klamath Falls OR 97601

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Esther Lu Dudley, Nedra M. Dean, Mona Patricia Edmundson and Kermit Lee Dudley 426 North Tenth Street Klamath Falls OR 97601

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of April, 1986, at 4:18 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7274 or as fee/file/instrument/microfilm/reception No. 60777, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By _____ Deputy

Fee: \$10.00