

WARRANTY DEED—SURVIVORSHIP

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61186

KNOW ALL MEN BY THESE PRESENTS, That

NANCY CAROLINE STONE

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

PATRICIA E. SIMMONS and FRANK W. SIMMONS JR., mother and son

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 19, Block 1, Tract 1085, Country Green, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder, Liens and assessments of South Suburban Sanitary District, Enterprise Irrigation District and Country Green Association, Inc.; Easements and Rights of Way of record and those apparent upon the land; Agreement by and between Oregon Water Corporation and Henley Land Company, recorded May 2, 1974 in Volume M74 on page 5514, deed records of Klamath County, Oregon; and Declaration, executed by

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(see reverse)

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 \$ 15,000.00

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 ①, 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 25th day of April, 19 86; 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.

NANCY CAROLINE STONE

STATE OF OREGON,

County of Klamath

April 25, 19 86

Personally appeared the above named

Nancy Caroline Stone

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8/27/87

STATE OF OREGON, County of _____) ss.

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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____) ss.

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 _____ 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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patricia E. & Frank W. Simmons
7115 Ruth Court
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

08118 7957

Continued from reverse

Henley Land Company, Inc., dated July 22, 1974, recorded July 30, 1974, in Volume M74 on page 9272, and amendment thereto recorded June 30, 1975, in Volume M75 on page 7360, Deed Records of Klamath County, Oregon and as further set forth in Decree entered July 12, 1979, in Case No. 78-525 E. of the Circuit Court of the State of Oregon for Klamath County, Douglas S. Brush, Jr., et al, vs Henley Land Company, Inc., et al.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 8th day of May A.D. 19 86 at 1:28 o'clock P. M., and duly recorded in Vol. M86 of _____ Deeds on Page 7956
By Evelyn Biahn, County Clerk
Ann Smith

FEE \$14.00

[Faint, mostly illegible text from the reverse side of the document, including what appears to be a deed or legal description.]