

OK

WARRANTY DEED—SURVIVORSHIP

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2283

71345

KNOW ALL MEN BY THESE PRESENTS, That Phillip H. Austinhereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Phillip H. Austin AND
Phillip G. Austinhereinafter 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 2, Block 3 of West ChilloguinSubject To: RESERVATIONS AND RESTRICTIONS OF RECORD,
EASEMENTS, AND RIGHT OF RECORD AND THOSE APPARENT
ON THE LAND

(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

SAVE AND EXCEPT THOSE LISTED HERETOFORE

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 \$.
① ~~However, the actual consideration herein stated is in full payment of the debt of the grantor to the grantee, and the grantor hereby releases the grantee from all liability for the same.~~ (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 day of , 19 ;
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.

Phillip H. AustinSTATE OF OREGON, County of Klamath } ss.
County of February 12, 1987Personally appeared the above named
Phillip H. Austinand acknowledged the foregoing instrument to be his voluntary act and deed.Before me:
[Signature]
Notary Public for Oregon 4/1/90
My commission expires 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: (If executed by a corporation, affix corporate seal)STATE OF OREGON, } ss.
County of KlamathI certify that the within instrument was received for record on the 12th day of February, 1987, at 10 09 o'clock AM, and recorded in book/reel/volume No. M87 on page 2283 or as fee/file/instrument/microfilm/reception No. 71345, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Ann Smith Deputy

Fee: \$5.00

NAME, ADDRESS, ZIP

After recording return to:

Phillip H. Austin
Box 221
Chilloguin, Ore 97624
NAME, ADDRESS, ZIP

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

No ChangeSPACE RESERVED
FOR
RECORDER'S USECh.
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