

OK

73870

WARRANTY DEED—SURVIVORSHIP

Vol. M87

Page

7026

KNOW ALL MEN BY THESE PRESENTS, That

BRUCE BENEDICT

for the consideration hereinafter stated to the grantor paid by

BRUCE BENEDICT and SCOTT BRUCE

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 31, LOMA LINDA HEIGHTS, in the County of Klamath, State of Oregon, LESS AND EXCEPTING the following described portion:

Beginning at the Northeast corner of said Lot 31; thence South 0°40' West along the Easterly line of said Lot, a distance of 86.23 feet to the Southeast corner of that certain parcel described in Deed from John F. Glubrecht and Leah B. Glubrecht to Floyd E. Holt and Mary M. Holt, dated March 24, 1961, recorded March 28, 1961, on Page 237 of Volume 328 of Deed Records; thence South 68° 45' West, parallel with the Northerly line of said Lot 31, to the Westerly line of said Lot, said point being on the Easterly line of Loma Linda Drive; thence Northwesterly, along the Westerly line of said Lot, to the Northwesterly corner thereof; thence North 68° 45' East along the Northerly line of said Lot 31, a distance of 145.5 feet to the

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 except those of record and apparent on the land

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

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 23 day of April, 1987; 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.

STATE OF OREGON,

County of Klamath } ss.
April 23, 19 87

Personally appeared the above named
BRUCE BENEDICT

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

Notary Public for Oregon
My commission expires 4-11-88

STATE OF OREGON, County of } ss.
Personally appeared

and 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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Bruce Benedict
926 Loma Linda Drive
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS
Bruce and Scott Benedict
926 Loma Linda Drive
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS
After recording return to:
Crane & Bailey
540 Main Street, Suite 204
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of April, 19 87, at 4:26 o'clock P. M., and recorded in book/reel/volume No. M87 on page 7026 or as fee/file/instrument/microfilm/reception No. 73870, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee, \$10.00

By Deputy