

OK

73960

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE M. REDD and KRISTI LYNN REDD,  
husband and wife, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by DELBERT ELLIS  
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, ~~XXXXXX~~  
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 tract of land in Klamath County, situated in Lot 27, HOMELAND TRACTS NO. 2, more particularly described as follows: Beginning at the Northeasterly corner of Lot 27; thence West along the South line of Delaware Avenue 137.8 feet to the true point of beginning; thence continuing West along said South line of Delaware Avenue 70 feet; thence South parallel to the West line of Lot 27, 143 feet; thence East parallel with the South line of Delaware Avenue to the Easterly line of Lot 27; thence Northeasterly along said Easterly line 33 feet more or less to the Southeast corner of that certain property described in Volume M71 at page 12364, Microfilm Records of Klamath County, Oregon; thence West parallel with the South line of Delaware Avenue to the Southwest corner of property described in Volume M71, page 12364, thence North parallel to the West line of Lot 27, 110 feet, more or less, to the point of beginning.

(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 except all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 7,500.00

~~the whole of the~~ (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 29th 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.

George M. Redd  
Kristi Lynn Redd

STATE OF OREGON, } ss.  
County of Klamath,  
April 23, 1987.

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 \_\_\_\_\_

Personally appeared the above named GEORGE M. REDD and KRISTI LYNN REDD.

and acknowledged the foregoing instrument to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed.

Notary Public for Oregon  
My commission expires 3-2-88

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: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

George M. Redd & Kristi Lynn Redd  
5844 Mack Ave.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Delbert Ellis  
5930 Delaware  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
\_\_\_\_\_  
SAME AS GRANTEE

\_\_\_\_\_  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
\_\_\_\_\_  
SAME AS GRANTEE

\_\_\_\_\_  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 29th day of April, 1987, at 8:38 o'clock A.M., and recorded in book/reel/volume No. M87 on page 7181 or as fee/file/instrument/microfilm/reception No. 73960, 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: \$10.00