

37 JUL 17 PM 2 58

OK

77085

WARRANTY DEED-SURVIVORSHIP

VOL 187 Page 12764

KNOW ALL MEN BY THESE PRESENTS, That

EDITH B. LANTZ

hereinafter called the grantor,  
H. HUDSON AND

for the consideration hereinafter stated to the grantor paid by SHARRON H. HUDSON AND 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:

Tract No. Eighteen (18) of Pleasant Home tracts, according to the duly recorded plat thereof on file in the office of the county clerk of Klamath County, Oregon.  
Subject to contract and/or lien for irrigation and/or drainage, easements and rights of way of record and those apparent on the land, reservations and restrictions of record, and to taxes for fiscal year commencing July 1, 1951.

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 \$ NONE addition only. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 17th day of JULY, 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.

Edith B. Lantz

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 Oregon } ss.  
July 17, 1987.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named Edith B. Lantz  
and acknowledged the foregoing instrument to be her voluntary act and deed.

\_\_\_\_\_ 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, 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 12-29-89

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
Edith B. Lantz  
1912 WIARD ST.  
KLAMATH FALLS, OREGON 97603

STATE OF OREGON,  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 17th day of July, 1987, at 2:58 o'clock PM, and recorded in book/reel/volume No. M87 on page 12764 or as fee/file/instrument/microfilm/reception No. 77085, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ Deputy  
Fee: \$10.00

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