FORM No. 546—DEED, WARRANTY (Survivorship) [Individual or Corporate]. K-40252 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

OK
83334

WARRANTY DEED—SURVIVORSHIP Vol. M88 Page 465

KNOW ALL MEN BY THESE PRESENTS That ILENE STEINER-KALUS AKA ILENE KALUS-DUNN *hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by* ILENE KALUS-DUNN and ARTHUR STEINER *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 25, Block 5 of Tract 1145 Nob Hill a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

Subject to easements and rights of way 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 $ love & affection *① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ② (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 8th *day of* January, 19 88; *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.

Ilene Steiner Kalus Dunn

STATE OF OREGON,
County of Klamath } ss.
January 8, 1988

Personally appeared the above named Ilene Steiner Kalus Dunn *and acknowledged the foregoing instrument to be* her *voluntary act and deed.*

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 6-21-88

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ilene Kalus-Dunn
1641 Ridgecrest
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until changes are requested all tax statements shall be sent to the following address.
Ilene Kalus-Dunn
1641 Ridgecrest
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th *day of* January, 19 88, *at* 9:54 *o'clock* A.M., *and recorded in book/reel/volume No.* M88 *on page* 465 *or as fee/file/instrument/microfilm/reception No.* 83334, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Lisa Smith Deputy

Fee: $10.00