

83394

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That LARRY D. BROWN

for the consideration hereinafter stated to the grantor paid by LARRY D. BROWN and KATRINA A. HOLDEN

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:

See Attached exhibit "A"

(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

Conditions, restrictions, easements and rights of way of record and those apparent upon the land.

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 \$ love and affection. 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) (The sentence between the symbols Φ , 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 11th day of January, 1988; if a corporate grantor, it has caused its name to be signed and sealed 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.

Larry D. Brown

STATE OF OREGON,

County of Klamath

January 11, 1988

STATE OF OREGON, County of

ss.

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

Larry D. Brown

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-21-88

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:

(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:

Larry D. Brown & Katrina A. Holden
2330 Grape
Klamath Falls, Oregon 97601

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

Larry D. Brown & Katrina A. Holden
2330 Grape
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 1988

at o'clock M., and recorded in book/reel/volume No. on

page or as fee/file/instrument/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:
 A parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South,
 Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ which bears South
 0°18' East a distance of 572 feet from the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;
 thence South 89°42' West a distance of 200.0 feet; thence South 0°18' East a
 distance of 185.24 feet to the true point of beginning; thence continuing South
 0°18' East a distance of 215.00 feet to a point which bears North 0°18' West a
 distance of 130.0 feet from the Southwest corner of tract described as Parcel 1
 in Deed Volume M68 page 6547, Deed records of Klamath County, Oregon; thence
 North 89°42' East a distance of 175.0 feet to a point; thence North 0°18' West
 to the Northwest corner of parcel described in deed from Richard Clauson, et
 ux, to Chester R. Robertson, et ux., recorded in Volume M69 page 7366, Deed
 Records of Klamath County, Oregon; thence East along the North line of last
 described parcel a distance of 25.0 feet to the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;
 thence North 0°18' West along said East line to a point which is North 89°42'
 East from the point of beginning; thence South 89°42' West to the point of
 beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Company
 of _____ January _____ A.D. 19 88 at 3:14 _____ o'clock P _____ M., and duly recorded in Vol. _____
 of _____ Deeds _____ on Page 558

FEE \$15.00

By Evelyn Biehn, _____ County Clerk
Evelyn Biehn