

85116

WARRANTY DEED - SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE C. JESPERSEN, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MARY SHUCK, 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 4, Block 7, THIRD ADDITION TO MOYINA, TRACT 1003, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 excepting, however, those easements or restrictions of record or apparent upon the face of 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 none. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 11 day of March, 1988.

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.

By: Lawrence C. Jespersen Jr.
His Attorney In Fact

STATE OF OREGON)
) ss:
County of Klamath)
March 11, 1988

March 11, 1966

Personally appeared LAWRENCE C. JESPERSEN JR. who, being duly sworn (or affirmed), did say that he is the attorney in fact for LAWRENCE C. JESPERSEN and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

[Signature]

Before me:

Robert Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 01/01/08

GRANTOR'S NAME AND ADDRESS:

Larry C. Jespersen
Route 2, Box 809-S
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Mary Shuck
Yost Rd. % General Delivery
Tulelake, CA 96134

AFTER RECORDING RETURN TO:

Robert D. Boivin
Boivin & Uerlings, P.C.
110 N. 6th St.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS
SHALL BE SENT TO THE FOLLOWING ADDRESS:

Larry C. Jespersen Jr.
Route 2, Box 809-S
Klamath Falls, OR 97603

STATE OF OREGON, SS
County of Klamath

Filed for record at request of:

on this 11th day of March A.D., 19 88
at 11:45 o'clock A M. and duly recorded
in Vol. M88 of Deeds Page 3382
Evelyn Biehn, County Clerk
By Peggy Smith Deputy.

Fee, \$15.00