

OK 85452

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Fred A. Crapo

, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by \*Fred A. Crapo, Robert Paul Crapo and Rebecca L. Hoffman 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:

Beginning at a point on the East line of Lot 6, VICORY ACRES, 100 feet South of the Northeast corner of said lot, said point of beginning being on the West line of Logan Street, 100 feet South of its intersection with the South line of Shasta Way; thence West parallel to the North line of Lot 6, 100 feet; thence South parallel to the West line of Lot 6, 75 feet; thence East parallel to the North line of Lot 6, 100 feet to the West line of Logan Street; thence North to the point of beginning,

\* Fred A. Crapo, retains rights to ~~live on said property until death~~ live on said property until death

(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

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 \$.....  
 (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 (H), 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 ..... day of ....., 19.....; 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.

Fred A. Crapo

STATE OF OREGON, }  
 County of Klamath } ss.  
March 22, 1988

Personally appeared the above named

Fred A. Crapo

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

Before me:  
 (OFFICIAL SEAL) Theresa B. Smith  
 Notary Public for Oregon April 1, 1990  
 My commission expires

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 be-  
 half 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:

(OFFICIAL SEAL)  
 (If executed by a corporation,  
 affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Fred A. Crapo  
1722 Logan St  
Klamath Falls, Ore 97603  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
No change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
 County of Klamath

I certify that the within instrument was received for record on the  
 22nd day of March, 1988,  
 at 9:46 o'clock A.M., and recorded  
 in book/reel/volume No. M88 on  
 page 3959 or as fee/file/instru-  
 ment/microfilm/reception No. 85452,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
 By Theresa B. Smith Deputy