

WARRANTY DEED—SURVIVORSHIP

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MTC-1396-1429
KNOW ALL MEN BY THESE PRESENTS, That Lionel G. Rankin

for the consideration hereinafter stated to the grantor paid by Lionel G. Rankin and Richard L. Rankin, Father and Son, not as tenants in common but with the rights of survivorship 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 6-T, LAKE OF THE WOODS
Account No. 3705-101-J5

(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 except those of record and apparent to the land as of the date of this instrument,

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 for this transfer is the love and affection of the grantor for the grantees, which is 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 17 day of June, 1988; 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.

Lionel G. Rankin
Lionel G. Rankin

STATE OF OREGON,

County of Jackson

June 17, 1988

Personally appeared the above named

Lionel G. Rankin

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-5-88

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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 _____

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Lionel G. Rankin

1909 Taylor Rd.

Central Point, OR 97502

GRANTOR'S NAME AND ADDRESS

Lionel G. Rankin and Richard L. Rankin

1909 Taylor Rd.

Central Point, OR 97502

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lionel G. Rankin and Richard L. Rankin

1909 Taylor Rd.

Central Point, OR 97502

NAME, ADDRESS, ZIP

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

Lionel G. Rankin and Richard L. Rankin

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21 day of June, 1988, at 12:18 o'clock P.M., and recorded in book/reel/volume No. M88 on page 9558 or as fee/file/instrument/microfilm/reception No. 88428, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Laurene Mulender Deputy

Fee \$8.00

JUN 21 PM 12 18 '88