

WARRANTY DEED—SURVIVORSHIP

89571

KNOW ALL MEN BY THESE PRESENTS, That

Sue C. Warner hereinafter called the grantor,
Sue C. Warner and

for the consideration hereinafter stated to the grantor paid by Carol Ann Lopez 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:

All of that tract of land lying East of the Center-line of the County Road, as now constructed, in the NE 1/4 SE 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

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

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 @, 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 22 day of July, 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.

STATE OF OREGON, County of Klamath, 1988

Personally appeared the above named Sue C. Warner

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

Before me, Notary Public for Oregon, April 1, 1990

Sue C. Warner
P.O. Box 101
Maling, Oregon 97632
GRANTOR'S NAME AND ADDRESS
Sue C. Warner & Carol A. Lopez
P.O. Box 101
Maling, Oregon 97632
GRANTEE'S NAME AND ADDRESS

After recording return to:
Sue C. Warner
P.O. Box 101
Maling, Oregon 97632
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Sue C. Warner
P.O. Box 101
Maling, Oregon 97632
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19____ ss.
Personally appeared _____, 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.

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, 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.

By _____ Deputy

Beginning at the Section corner common to
Sections 21, 22, 27, and 28 said township
and range; thence North along the Section
line a distance of 1320 feet, more or less,
to the Southeast corner of the NE 1/4 SE 1/4
of Section 21, which is the true point of
beginning of this description; thence

West along the South Boundary of said NE 1/4
SE 1/4 of Section 21 a distance of 60.7 feet
to the Centerline of the County Road (Round
Lake Road) as now constructed; thence along
said centerline North $48^{\circ}56'$ West 73.7 feet
North $73^{\circ}22'$ West 335.5 feet, North $34^{\circ}01'$
West 658.6 feet and North $26^{\circ}21'$ West 702.7
feet to the North boundary of said NE 1/4
SE 1/4 of Section 21; thence leaving said
centerline of County Road and bearing

East along said North boundary 1118.0 feet
more or less to the Northeast corner thereof;
thence

South along the East boundary 1320.0 feet to the
true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sue C. Warner
of July A.D. 19 88 at 2:49 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 11748

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins