

90501

WARRANTY DEED—SURVIVORSHIP

Vol. mes Page 13383

KNOW ALL MEN BY THESE PRESENTS, That MILORED ALLEN PIPPIN

for the consideration hereinafter stated to the grantor paid by MILORED ALLEN PIPPIN, hereinafter called the grantor, GARY ALLEN PIPPIN & SUSAN KAY PHILLIPS, 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:

TRACT 10 & 11 OF HOMELAND ESTATES No. 2

(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

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 \$ 1.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th day of August, 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.

Milored Allen Pippin

STATE OF OREGON,)
County of Klamath) ss.
August 18, 1988.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named Milored Allen Pippin

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 _____

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

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: [Signature]
Notary Public for Oregon
My commission expires 12-29-89

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

MILORED ALLEN PIPPIN
2654 PATTERSON STREET
KLAMATH FALLS OR 97603
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of Aug., 1988, at 12:27 o'clock P.M., and recorded in book/reel/volume No. M88 on page 13383 or as fee/file/instrument/microfilm/reception No. 90501, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By [Signature] Deputy

Fee \$8.00

After recording return to:
SAME AS ABOVE

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP
MILORED ALLEN PIPPIN
2654 PATTERSON ST
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

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

730 AUG 19 PM 12 27