

OK

98586

WARRANTY DEED—SURVIVORSHIP

Vol. m89 Page 5325

KNOW ALL MEN BY THESE PRESENTS, That R. A. SPIELMAN,

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by R. A. SPIELMAN and KRISTINE A. RIGGS

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:

The Southeasterly 2.5 feet of Lot 4 and all of Lots 5 and 6, Block 8, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(This deed is given to correct and replace the bargain and sale deed from R. A. Spielman to Kristine A. Riggs, recorded in Vol. M88 at page 11058, Deed Records of Klamath County, Oregon.)

(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 \$-0- (see above) 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 6th day of March, 1989; 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) ss.
County of IMPERIAL)
March 23, 1989

Personally appeared the above named R. A. SPIELMAN

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

Before me, William V. Wooding, Sr.
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires



OFFICIAL SEAL
WILLIAM V. WOODING, SR.
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
IMPERIAL COUNTY
My Commission Expires Apr. 23, 1991

GRANTEE'S NAME AND ADDRESS

After recording return to:

R. A. Spielman
1500 Pacific Terrace
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

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 _____

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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: (If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of March, 1989, at 2:13 o'clock PM, and recorded in book/reel/volume No. M89 on page 5325 or as fee/file/instrument/microfilm/reception No. 98586, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Danahue Macdonald, Deputy

Fee \$8.00

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