

OK

98538

WARRANTY DEED—SURVIVORSHIP

James M. Byrnes, Shannon G. Byrnes,

KNOW ALL MEN BY THESE PRESENTS, That Billie Schrieber, Gene R. Byrnes, Gene R. Byrnes, P.R. for Al Schrieber, Gene A. Schrieber, Michelle R. Gratz, Trustee of James Ray Byrnes Trust, Billie Schrieber, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gene Byrnes and Billie Schrieber

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:

A parcel of land being a portion of the SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said south line and the Southerly prolongation of the Westerly right of way line of Quarry Street; thence West 120.00 feet along said South line; thence S. 00°06'00" W. 50.00 feet; thence East 120.00 feet along a line parallel with and 50 feet southerly from the South line of Chelsea Addition, to the Westerly right of way line of Quarry Street; thence N. 00°06'00" E. 50.00 feet to the point of beginning.

(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 \$ NONE. 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 ①, 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 30<sup>th</sup> 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, )  
County of Klamath ) ss.  
March 30<sup>th</sup>, 1989

STATE OF OREGON, County of Klamath ) ss.  
March 30<sup>th</sup>, 1989

Personally appeared Gene R. Byrnes and

Personally appeared the above named  
Billie Schrieber,  
Gene R. Byrnes and Michelle R. Gratz and acknowledged the foregoing instrument to be voluntary act and deed.

who, being duly sworn, each for himself and not one for the other, did say that he is the trustee

of the James Ray Byrnes Trust, 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.

Before me, *Trudie Durant*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 9/30/89

Before me, *Trudie Durant*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 9/30/89

(If executed by a corporation, affix corporate seal)

Asphalt Construction Co.

GRANTOR'S NAME AND ADDRESS

Gene Byrnes

Billie Schrieber

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene Byrnes

3201 Quarry St.

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

TRUDIE DURANT  
NOTARY PUBLIC - OREGON

My Commission Expires

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )

County of ) ss.

I certify that the within instrument was received for record on the day of 1989, 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.

NAME

TITLE

By Deputy

