

OK

618

WARRANTY DEED—SURVIVORSHIP

Vol. m89 Page 9111KNOW ALL MEN BY THESE PRESENTS, That Grace Moody, aka Grace E. Moody

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Grace E. Moody, Sandra K. Blanchette & Peter C. Moody, not as tenants in common, but with right 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:

See attached legal Description.

(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 \$

① 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) ② (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 25 day of May, 19 89; 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.

Grace E. Moody
Grace Moody, aka Grace E. Moody

STATE OF OREGON,)
County of Klamath) ss.
May 25, 19 89

Personally appeared the above named

Grace E. Moody

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/89

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

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 _____

_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grace E. MoodyP.O. Box 216Days Creek, OR 97427

NAME, ADDRESS, ZIP

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

Bobby D. & Hester C. KlossRt. #5 Box 1210Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 MAY 25 PM 3 55

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 30 and 31 of FIRST ADDITION TO ALGOMA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3709 018CC 001400

PARCEL 2:

Beginning at a point on the North line of Lot 33 of FIRST ADDITION TO ALGOMA which is 60 feet South of the Southeast corner of Lot 30 of said subdivision and running thence; South a distance of 752.55 feet, more or less, to a 5/8 inch rebar on the South line of said Lot 33; thence West along the South line of said Lot 33 to the Southwest corner thereof; thence North along the West line of said Lot 33 a distance of 660 feet, more or less, to the Southwest corner of Lot 32 of said Subdivision; thence North 89 degrees 52' East along the South line of said Lot 32 a distance of 196 feet to the Southeast corner thereof; thence North along the East line of said Lot 32 a distance of 92.55 feet, more or less, to its intersection with the North line of said Lot 33; thence East along the North line of said Lot 33 a distance 200 feet, more or less, to the point of beginning, being a portion of Lot 33 of First Addition To Algoma, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of Vacated Orchard Avenue which inurred to Parcels 1 and 2 above.

Tax Account No.: 3709 018CC 01500
3709 019BB 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of May A.D., 19 89 at 3:55 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 9111.

FEE \$13.00

Evelyn Biehn County Clerk

By Daniel Mulender