

OK 16316

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That DENNISE McCoy, a married Man
 as his Sole and Separate Property, hereinafter called the grantor,
 for the consideration hereinafter stated to the grantor paid by DENNISE McCoy, a married Man
 as his Sole and Separate Property, and BENJAMIN C. HICKIN, a single Man, both as
 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-
 mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-
 ing 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 North 704 Feet of the South 1936 Feet of the East 2475 Feet, of the Southeast 1/4 of Section 30, Township 35 South, Range 12 East, Willamette Meridian, excepting the East 1237.5 Feet Hereof, in the County of Klamath, State of 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

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (If 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 15th day of June, 1990, 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 KlamathJune 15, 1990Personally appeared the above named
Dennise McCoy

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires April 1, 1994

STATE OF OREGON, County of _____) ss.

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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of June, 1990, at 2:11 o'clock P.M., and recorded in book/reel/volume No. M90 on page 11778 or as fee/tile/instrument/microfilm/reception No. 16316 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deanne M. Miller Deputy

Fee \$28.00

After recording, return to:

DENNISE E. McCoy
P.O. Box 792
Morongo Valley, CA 92256
 NAME, ADDRESS, ZIP

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

ABOVE

NAME, ADDRESS, ZIP