

OK

19338

WARRANTY DEED—SURVIVORSHIP

Vol. m90 Page 17062

KNOW ALL MEN BY THESE PRESENTS, That Clarence E. Grim aka C.E. Grim and Carlene M. Grim

for the consideration hereinafter stated to the grantor paid by Beth L. Bright, Trustee of the Herbert F. and Betty H. Gabriel Trust Agreement dated 5/3/96

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:  
Lots 2, 3, 4, 5, 17 and 18, of the Re-Subdivision of Lot 803, ENTERPRISE TRACTS, according to the Official Plat thereof on file in the Office of the County Recorder of Klamath County, Oregon.

SAVING AND EXCEPTING those portions deeded to State of Oregon by and through its State Highway Commission by deed recorded September 18, 1943 in Volume 158 on Page 407, by deed recorded May 1, 1942 in Deed Volume 147 on Page 104 and by deed recorded December 24, 1943 in Deed Volume 161 on Page 42, Deed Records of Klamath County, Oregon.

tax account no. 3909 004AA 04200 3909 004AA 04400

(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- Interim Deed due to 1031 exchange  
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). (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 11 day of August, 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, California

County of LOS ANGELES } ss.

AUGUST 11, 1990

Personally appeared the above named

CLARENCE E. GRIM AKA C.E. GRIM

and CARLENE M. GRIM

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

Before me:

Erika A. Dailela

(OFFICIAL SEAL)

Notary Public for Oregon California

My commission expires Feb. 3, 1992

Clarence E & Carlene M. Grim  
25 Coveview Drive  
Rancho Palos Verdes, Ca 90274  
GRANTOR'S NAME AND ADDRESSBeth L. Bright, Trustee  
3231 Waring Court  
Oceanside, Ca 92056  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs Herbert Gabriel  
1023 Leonard Ave  
Oceanside, Ca 92054

NAME, ADDRESS, ZIP

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

Stallcup, Wendys of So. Oregon  
P.O. Box 4304  
Medford, Oregon 97501  
NAME, ADDRESS, ZIP

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 24th day of Aug., 1990, at 12:33 o'clock P.M., and recorded in book/reel/volume No. M90 on page 17062 or as fee/file/instrument/microfilm/reception No. 19338, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Nielsen, Deputy

Fee \$28.00

