

21246

WARRANTY DEED—SURVIVORSHIP

Vol. m90 Page 20423

KNOW ALL MEN BY THESE PRESENTS, That, Barbara Jean Nealy, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by Barbara Jean Nealy and Thomas Raymond Nealy, 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 part of Lot 22, Burnside, described as follows: Beginning at a point on the East Line of said 70 feet Southerly from the Northeast corner thereof; thence North 89 degrees 28 minutes West 120 feet to the West line of said lot; thence South 0 degrees 21 minutes East 62.26 feet to the South West corner of said lot; thence East along South line of said lot to Southeast corner thereof; thence Northerly on East line of said lot 63.45 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 \$          . 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 when 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 02 day of Oct, 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.

Barbara J. Nealy

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.  
October 9, 19 90

Personally appeared the above named Barbara J. Nealy

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

(OFFICIAL SEAL) [Signature]

Notary Public for Oregon

My commission expires April 1, 1994 My commission expires:

STATE OF OREGON, County of            ) ss.

Personally appeared           , 19           , 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:

(OFFICIAL SEAL)

Notary Public for Oregon

(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 9th day of Oct, 19 90, at 2:56 o'clock P.M., and recorded in book/reel/volume No. M90 on page 20423 or as fee/file/instrument/microfilm/reception No. 21246, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk.  
NAME TITLE

By Pauline Muelendor, Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara J. Nealy  
4570 Summers Lane  
Klamath Falls, Ore. 97603  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE