

OK

24300

WARRANTY DEED—SURVIVORSHIP

Vol. m91 Page 54

KNOW ALL MEN BY THESE PRESENTS, That THERESA R. OPGRAND AND AL OPGRAND

for the consideration hereinafter stated to the grantor paid by AL OPGRAND AND OLE B. OPGRAND

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:

Lot 137 of Pleasant Home Tracts No. 2, a duly recorded subdivision in the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 2 Township 39 South Range 9, E.W.M. Klamath County, Oregon Excepting therefrom the Easterly 95.0 feet as shown on the recorded map of survey of said Minor Partition No. 3-87.

(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 except those of record and apparent to the land and that certain trust deed recorded in Volume m87 at page 7295, Microfilm Records of Klamath County, Oregon, which grantees agree to assume and pay

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 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 28th day of December, 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 Klamath

December 28, 1990

Notary Public

Personally appeared the above named

Al Opgrand

and acknowledged the foregoing instrument to be

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

3-2-92

STATE OF OREGON, County of Klamath

, 19

Personally appeared Theresa R. Opgrand

and acknowledged the foregoing instrument

to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal

there acknowledged said instrument to be its voluntary act and deed

Before me

Notary Public for Oregon

My commission expires: 11/16/91

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Theresa R. Opgrand et al  
10147 Gooseberry Place  
Anchorage Alaska 99515

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ole B. Opgrand and Al Opgrand

2624 Memorial Drive  
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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Jan., 1991, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M91 on page 54 or as fee/file/instrument/microfilm/reception No. 24300, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deborah Mulender Deputy

Fee \$28.00

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