

OK 24310

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That DENNIS HART

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS HART, hereinafter referred to as First Party, and ROBERT K. HART and KAREN HART, husband and wife, hereinafter referred to as \*\* 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 parcel of land situated in Government Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

BEGINNING at 5/8" rebar on the North line of Government Lot 1, from which a 5/8" rebar marking the Northwest corner of said Government Lot 1 bears South 89°45'24" West 325.00 feet; thence South 00°05'00" East 400.00 feet, parallel to the West line of Government Lot 1, to a 1/2" rebar; thence North 50°18'13" West 623.07 feet; along the surveyed meander line of the right bank of Lost River, to a 1/2" rebar on the North line of Government Lot 1; thence South 89°45'25" West 345.00 feet, along the North line of Government Lot 1, to the point of beginning.

\*\*Second Party, with the interests of First and Second Parties herein held not as tenants in common but with right of survivorship,

(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 easements and rights of way of record or those apparent on the ground,

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). ⓐ (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 2 day of January, December, 19 91, 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.

Dennis Hart

STATE OF OREGON,

County of Klamath

ss.

Personally appeared the above named

Dennis Hart

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

Notary Public for Oregon  
My commission expires 5-20-94

STATE OF OREGON, County of ss.

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Personally appeared and

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 be-

half 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)

Dennis Hart

11453 Hill Road

Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Dennis Hart;

Robert K. Hart and Karen Hart, H&amp;W

GRANTEE'S NAME AND ADDRESS

After recording return to:

PARKS &amp; RATLIFF

228 N. 7th Street

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Dennis Hart

11453 Hill Road

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-

ment was received for record on the

2nd day of Jan., 19 91,

at 4:27 o'clock P.M., and recorded

in book/reel/volume No. M91 on

page 71 or as fee/file/instru-

ment/microfilm/reception No. 24310

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

Fee \$28.00