

WARRANTY DEED—SURVIVORSHIP

Vol. 199 Page 6005

OK
27758

KNOW ALL MEN BY THESE PRESENTS, That O. JEFFERY LeROY and DEBRA C. LeROY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT W. CREED and KRISTINE CREED, husband and wife 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 10, 11 and 12, Block 1, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 except all those of record and those apparent upon the land as of the date of this deed

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 \$ 157,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (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 3rd day of April, 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.

STATE OF OREGON,

County of KlamathApril 3, 19 91

Personally appeared the above named O. JEFFERY LE ROY and DEBRA C. LE ROY

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/10/91

O. JEFFERY LE ROY

DEBRA C. LE ROY

STATE OF OREGON, County of Klamath, ss.Personally appeared O. JEFFERY LE ROY and DEBRA C. LE ROY, 19 91

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)

O. Jeffrey LeRoy and Debra C. LeRoy
2530 Shasta Way
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert W. Creed and Kristine Creed
2504 Shasta Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cameron F. Wogan, Attorney at Law
439 Pine Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Robert W. Creed and Kristine Creed
2504 Shasta Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 3rd day of April, 19 91, at 4:06 o'clock P.M., and recorded in book/reel/volume No. 891 on page 6005 or as fee/file/instrument/microfilm/reception No. 27758, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muelndt Deputy

Fee \$28.00

91 APR 3 PM 4 06