

28038

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That NETTA JOAN BRITTON

for the consideration hereinafter stated to the grantor paid by NETTA JOAN BRITTON AND JAMES EDWARD BRITTON, MOTHER AND SON, hereinafter called the grantor,

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 1 in Block 1 of BEL-AIRE GARDENS, 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 those of record and apparent to the land

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 \$ to change vesting of 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 5th day of April, 19 91; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 ss.

On this the 5th day of April, 19 91 personally appeared James Edward Britton

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

Netta Joan Britton and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Netta Joan Britton by James Edward Britton
Netta Joan Britton by James Edward Britton her Attorney in fact

her attorney in fact

Netta Joan Britton
5301 Bel Aire Drive
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Netta Joan Britton and James Edward Britton
5301 Bel Aire Drive
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Before me:

Judith L. Morgado
STATE OF OREGON, ss.

County of Klamath

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for record on the 11th day of April, 19 91, at 5:53 o'clock P.M., and recorded in book/reel/volume No. M91 on page 6491 or as fee/file/instrument/microfilm/reception No. 28038, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Danlene Muelenders Deputy

Fee \$28.00