

OK
30398

WARRANTY DEED—SURVIVORSHIP

Vol. m9/ Page 10892

KNOW ALL MEN BY THESE PRESENTS, That ISAAC Newton NALLhereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Alfred W. Beland - Bill Belandhereinafter 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 12 in Block 1 of Riverview Second Addition,
According to the duly recorded plot thereof
No on File in the office of the 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

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 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..... day of....., 19.....; 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 } ss.
6-10, 19 91

Personally appeared the above named Isaac Newton Nall

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

Before me: Carmille Krieger

Notary Public for Oregon
My commission expires 9-22-92

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

....., 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)

ISAAC Newton NALL
2226 Autumn Ave.
Klamath Falls OR. 97601
GRANTOR'S NAME AND ADDRESS

Alfred W. Beland - Bill Beland
2234 Autumn Ave.
Klamath Falls OR. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

ISAAC Newton NALL
2226 Autumn Ave.
Klamath Falls OR. 97601
NAME, ADDRESS, ZIP

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

ISAAC Newton NALL
2226 Autumn Ave.
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 10th day of June, 19 91, at 2:36 o'clock P.M., and recorded in book/reel/volume No. M91 on page 10892 or as fee/file/instrument/microfilm/reception No. 30398, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mueller Deputy

Fee \$28.00

91 JUN 10 PM 2 36

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH F. O'BRIEN AND JANICE A. O'BRIEN
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. KLAUDER AND CHRISTINE B. KLAUDER, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 105,000.00. However, the actual consideration consists of payments for the property and the grantor's interest in the property, 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 10th day of June, 1991, 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.

STATE OF OREGON, Washington)
County of Spokane
June 6, 1991

Joseph F. O'Brien
Joseph F. O'Brien

Personally appeared the above named
Joseph F. O'Brien

Janice A. O'Brien
Janice A. O'Brien

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me, Judith Marie, Notary Public for Oregon, Washington, my commission expires: 2/23/93
The foregoing instrument was acknowledged before me this 10th day of June, 1991, by Joseph F. O'Brien, president, and by Janice A. O'Brien, secretary of STATE OF OREGON, County of) ss.

Notary Public for Oregon
My commission expires: (SEAL)

Joseph F. O'Brien & Janice A. O'Brien

STATE OF OREGON,

ss.

P.O. Box 1024

DEER PARK WA 99008

GRANTOR'S NAME AND ADDRESS
John C. Klauder & Christine B. Klauder

2940 Hope Street

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
Klamath First Federal Savings & Loan Assn.

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Use a change in zip code if all six numbers shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____
Recording Officer
Deputy

LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of Hope Street, from which the South 1/4 corner of said Section 2 bears South 00 degrees West 270.12 feet and North 89 degrees 36'38" East 695.17 feet; thence North 66 degrees 51' West, 1016.80 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 66 degrees 51' West 76 feet, more or less to the Northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence Northwesterly along said right-of-way to its intersection with the Southerly right-of-way of the O.C. & E. Railroad, 350 feet, more or less; thence South 66 degrees 51' East along said railroad right-of-way line, 1332 feet, more or less, to the Westerly right-of-way line of Hope Street; thence South 00 degrees 13' West 175.13 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88.

Subject to and together with a non-exclusive 30 foot easement situated in the SE 1/4 SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. The Southerly line of said easement being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Hope Street, from which the S 1/4 corner of said Section 2 bears South 00 degrees 13' West 253.83 feet and North 89 degrees 36'38" East 695.17 feet; thence North 66 degrees 51' West 325.00 feet, to the end of the easement with bearings based on the recorded survey of said Major Land Partition No. 29-88.

PARCEL 2

A tract of land situated in the S 1/2 SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the S1/4 corner of said Section 2; thence South 89 degrees 36' 38" West, 695.17 feet; thence North 00 degrees 13' East 270.12 feet; thence North 66 degrees 51' West 264.00 feet to a 5/8" rebar with a Tru-Line Surveying plastic cap being the true point of beginning of this description; thence South 23 degrees 09' West 161.28 feet to a 5/8" Rebar with a True Line Surveying plastic cap on the Northerly line of that tract of land as described in Volume 193, page 49 of the Klamath County Deed Records; thence North 66 degrees 51' West, along said Northerly line, 520 feet, more or less, to a point on the Northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence Northwesterly, along said right-of-way line, 348 feet, more or less, to a point that bears North 66 degrees 51' West from the true point of beginning; thence South 66 degrees 51' East 76 feet, more or less, to a 5/8" iron pin with True-Line Surveying plastic cap; thence continuing South 66 degrees 51 East 752.80 feet to the true point of beginning of this description, with bearings based on the recorded survey of said Major Land Partition No. 29-88.

Subject to and together with a non-exclusive 30 foot easement situated in the SE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. The Southerly line of said easement being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Hope Street, from which the S1/4 corner of said Section 2 bears South 00 degrees 13' West 253.82 feet and North 89 degrees 36'38" East 695.17 feet; thence North 66 degrees 51 West 325.00 feet, to the end of the easement with bearings based on the recorded survey of said Major Land Partition No. 29-88.

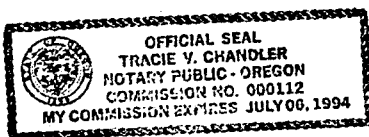
STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 10th day of June, 1991,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named JANICE A. D'ORLEN

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Tracie V. Chandler
Notary Public for Oregon
My Commission expires 7-6-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of June A.D., 19 91 at 4:01 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 10893

FEE \$38.00

Evelyn Biehn - County Clerk

By Evelyn Biehn