

PA-74

35415

## WARRANTY DEED—SURVIVORSHIP

Vol. m91 Page 20000KNOW ALL MEN BY THESE PRESENTS, That HALVOR ENGELSTAD and DOROTHY ENGELSTAD,  
husband and wife

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by JEANENE M. OATMAN and DENENE M. IRION,  
not as tenants in common, but with the right of survivorship  
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
ing 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 14 in Block 4 of WEST KLAMATH FALLS to the City of Klamath Falls, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

"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."

(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 those apparent upon the land, if any, 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 \$ 27,587.05

~~Now know that the actual consideration considered by the parties to this deed is the whole of the consideration indicated in 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 24th day of September, 1985;  
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.

(If executed by a corporation,  
affix corporate seal)

Halvor Engelstad  
HALVOR ENGELSTAD

Dorothy Engelstad  
DOROTHY ENGELSTAD

STATE OF OREGON, County of Klamath, ) ss.  
September 24, 1985

STATE OF OREGON, ) ss.  
County of Klamath,  
September 24, 1985

Personally appeared the above named  
HALVOR ENGELSTAD and DOROTHY ENGELSTAD

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires

11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Halvor Engelstad & Dorothy Engelstad  
3570 Hanley Road  
Central Point, OR

GRANTOR'S NAME AND ADDRESS

Jeanene M. Oatman & Denene M. Irion  
430 Riverside  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

Jeanene M. Oatman  
16745 S.W. Vincent, Albany, Ore.  
NAME, ADDRESS, ZIP 97007

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
2nd day of Oct., 1991,  
at 9:25 o'clock A.M., and recorded  
in book M91 on page 20000 or as  
file/reel number 35415

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline Mullendore Deputy

Fee \$28.00