

OK

36097

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Phyllis E. Nissen, Brian E. Sheehan, and Kevin Sheehan hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Phyllis E. Nissen, Brian E. Sheehan, and Kevin Sheehan 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 and Lot 4 in Block 7 of Fox Hollow.

(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

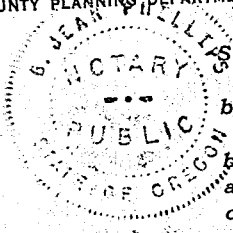
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^⓪ (The sentence between the symbols^⓪, 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 15 day of October, 1991.
 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
 This instrument was acknowledged before me on October 15, 1991,
 by Phyllis E. Nissen, Kevin A. Sheehan, Brian E. Sheehan
 This instrument was acknowledged before me on 15, 1991.

by _____
 as _____
 of _____
B. J. Phillips
 Notary Public for Oregon
 My commission expires 3-2-92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Phyllis E. Nissen
17350 E. Temple Ave. Space #101
La Puente, California 91744
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
(same as above)
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
 County of Klamath
 I certify that the within instrument was received for record on the 15th day of Oct., 1991, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M91 on page 21545 or as fee/tile/instrument/microfilm/reception No. 36097, Record of Deeds of said county.
 Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
 NAME TITLE
 By Pauline T. Mueland Deputy

Fee \$28.00

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