

OK 40895

MR 1396-5777
WARRANTY DEED - SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Vincent C. Carter

hereinafter called the grantor, Vincent C. Carter and Alice Jean Carter, 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:

Lot 7 and the Southwesterly rectangular 17.37 feet of Lot 8, Block 14, FIRST ADDITION to the City of Klamath Falls, 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 those apparent upon the land, if any, as 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 \$no money value. However, the actual consideration consists of or includes other property or value given or promised which is 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 6 day of February, 19 92; 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.

Vincent C. Carter

STATE OF OREGON, County of Klamath } ss. February 6, 1992

STATE OF OREGON, County of Klamath } ss. February 6, 19 92.

Personally appeared the above named Vincent C. Carter

Personally appeared 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

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

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: Linda L. Baughman Notary Public for Oregon My commission expires 5-1-91

Before me: OFFICIAL SEAL LINDA L. BAUGHMAN NOTARY PUBLIC - OREGON COMMISSION NO. A 006457 MY COMMISSION EXPIRES MAY 01, 1991

Vincent C. Carter

STATE OF OREGON, County of Klamath } ss.

GRANTOR'S NAME AND ADDRESS Vincent C. Carter and Alice Jean Carter 613 Roosevelt Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 11th day of Feb., 19 92., at 2:04 o'clock P.M., and recorded in book/reel/volume No. M92 on page 2857 or as fee/file/instrument/microfilm/reception No. 40895, Record of Deeds of said county.

After recording return to: Same as above

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME, ADDRESS, ZIP Same as above

Evelyn Biehn, County Clerk

NAME, ADDRESS, ZIP

By Deanne Mulender Deputy

Fee \$30.00