

OK

WARRANTY DEED—SURVIVORSHIP

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40996

KNOW ALL MEN BY THESE PRESENTS, That ERNEST CAMPBELL, JR. and MARJORIE L. CAMPBELL, husband and wife, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by ALVI J. PATRICK AND BONNIE J. PATRICK, 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:

Lots 2,3 and 4 of Block 1, TRACT 1055, SADDLE MOUNTAIN ESTATES, 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

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 \$13,000.00.

① ~~HOWEVER, THE GRANTOR HEREBY AGREES TO REVOKE THE FOREGOING GRANT IF THE GRANTOR OR GRANTEES SHOULD BE DECEASED OR OTHERWISE INCAPACITATED, IN WHICH CASE THE GRANTOR OR GRANTEES SHALL BE DEEMED TO HAVE INTENDED TO REVOKE THE FOREGOING GRANT.~~ (The sentence between the symbols ①, 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 3rd day of February, 1992; 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~~, Arizona } ss.
County of Yuma
February 3, 1992.

Personally appeared the above named Ernest Campbell, Jr. and Marjorie L. Campbell

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

STATE OF OREGON, County of _____, 19____ ss.

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 _____

_____ 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)



OFFICIAL SEAL
MARCIA S. LEE
NOTARY PUBLIC, STATE OF ARIZONA
YUMA COUNTY
My Comm. Expires July 15, 1994

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Alvi J. Patrick
11881 Fortuna Road #51
Yuma, AZ 85365

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Alvi J. Patrick
P.O. Box 1197
Yuba City, CA 95991

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of Feb., 1992, at 9:27 o'clock A.M., and recorded in book/reel/volume No. M92 on page 3028 or as fee/file/instrument/microfilm/reception No. 40996, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE
By Deanne M. Mendenhall Deputy

Fee \$30.00

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