

41705

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ALFRED M. CARLSON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALFRED M. CARLSON, THOMAS D. CARLSON AND ERIK M. CARLSON 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:

THE LAND/IMPROVEMENTS AT

KELENE GARDENS 1st ADDITION, Block 5, Lot 13

(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 \$ 0

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 92-20.)

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 MARCH, 1992; 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.

Alfred M. Carlson

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.

This instrument was acknowledged before me on March 3, 1992, by Alfred M. Carlson

This instrument was acknowledged before me on _____ by _____ as _____ of _____

George D. ...
Notary Public for Oregon
My commission expires 4-3-93

<u>ALFRED M. CARLSON</u> <u>3948 BARTLETT</u> <u>KLAMATH FALLS, OREGON 97603</u> <small>GRANTOR'S NAME AND ADDRESS</small>		<small>GRANTEES</small> <u>ALSO</u>
<u>THOMAS D. CARLSON</u> <u>3704 BERKELEY AVE</u> <u>29 PALMS, CA 92278</u> <small>GRANTEE'S NAME AND ADDRESS</small>	<u>ERIK M. CARLSON</u> <u>557 MAPLE</u> <u>SHEFFIELD LAKE, OHIO 44054</u> <small>GRANTEE'S NAME AND ADDRESS</small>	
<small>After recording return to:</small> <u>ALFRED M. CARLSON</u> <u>3948 BARTLETT</u> <u>KLAMATH FALLS, OREGON 97603</u> <small>NAME, ADDRESS, ZIP</small>		
<small>Until a change is requested all tax statements shall be sent to the following address:</small> <u>ALFRED M. CARLSON</u> <u>3948 BARTLETT</u> <u>KLAMATH FALLS, OREGON 97603</u> <small>NAME, ADDRESS, ZIP</small>		

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of March, 1992, at 11:15 o'clock A.M., and recorded in book/reel/volume No. M92, on page 4332 or as fee/title/instrument/microfilm/reception No. 41705, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk
NAME TITLE
By Pauline M. ... Deputy

Fee \$30.00

15 MAR 1992

30.00