

OK

44093

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM J. ALLAN

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

WILLIAM J. ALLAN AND BARBARA JEAN YOST

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 36, Block 21, TRACT 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES OF OREGON, 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 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 \$ -0-

~~the whole of the above described premises, together with all and singular rights and appurtenances in anywise in anywise appertaining to the same, unto the said grantees, their heirs and assigns, forever.~~

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 27th day of April, 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.

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.

William J. Allan
WILLIAM J. ALLAN

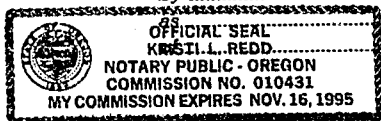
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 27, 1992,

by WILLIAM J. ALLAN

This instrument was acknowledged before me on _____, 19____,

by



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/95

WILLIAM J. ALLAN

GRANTOR'S NAME AND ADDRESS

BARBARA JEAN YOST

P.O. BOX 923

Orangevale, CA 95662

GRANTEE'S NAME AND ADDRESS

After recording return to:

William J. Allan
4436 Boardman
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

William J. Allan
4436 Boardman
Klamath Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of April, 1992, at 8:58 o'clock A.M., and recorded in book/reel/volume No. M92 on page 9021 or as fee/title/instrument/microfilm/reception No. 44093, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

B. Ruthen, Deputy

Fee \$30.00

58 APR 20 AM 8

Lot 11 in Block 15 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,
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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, 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 \$ 47,000.00.

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 23rd day of April, 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.

STATE OF OREGON,)
County of Klamath) ss.
April 23 1992

Michael D. Bliss
MICHAEL D. BLISS
Diane Bliss
DIANE M. BLISS

Personally appeared the above named _____
MICHAEL D. BLISS
DIANE M. BLISS

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Kristen L. Bedd
Notary Public for Oregon
My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____.

president, and by _____,

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)



MICHAEL D. BLISS AND DIANE M. BLISS

GRANTOR'S NAME AND ADDRESS

ROANLD J. AND NANCY L. NESPECHAL

4949 Laurelwood

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

See Grantees Above

[illegible]

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

See Grantees Above

NAME ADDRESS ZIP

STATE OF OREGON.

SS.

County of Klamath

I certify that the within instrument was received for record on the 28th day of April, 19 92, at 10:02 o'clock A M., and recorded in book M92 on page 9022 or as file/reel number 44094

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deborah J. Nicholas Deputy

Fee \$30.00