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16919

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That SAMUEL N. MATTERN

hereinafter called the grantor, CHARLES E. CLAUSEN AND NANCY J. CLAUSEN,
husband and wife

for the consideration hereinafter stated to the grantor paid by CHARLES E. CLAUSEN AND NANCY J. CLAUSEN,
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-
ing 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 Northerly 54.4 feet of Lot 4, Block 2, HOME ACRES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE IS SUFFICIENT, 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 \$ 1.50
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 15 day of November, 1991.
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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 ARIZONA County of Yuma) ss.
This instrument was acknowledged before me on November 17, 1991,
by Samuel N. Mattern,
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____.

Deanna L. Brumley
Notary Public for ARIZONA
My commission expires 4-26-95

Samuel N. Mattern	
GRANTOR'S NAME AND ADDRESS	
Charles E. & Nancy J. Clausen 1781 Arthur Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Same as Grantee	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: Same as Grantee	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
1st day of July, 1992,
at 11:05 o'clock A.M. and recorded
in book/reel/volume No. M92 on
page 14388 or as fee/tile/instru-
ment/microfilm/reception No. 46919.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Deanna L. Brumley Deputy

Fee \$30.00

CK
30.00