

OK

53088

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Ronald D. Spidell and Faye Spidell, 3925 N. Delta Hwy., Eugene, Or 97401, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward Gray

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:

That part of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  and W $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  lying North of Highway #58, Section 19, TWP25S R8E W. M.

Subject to existing road and easement to Highway #58. Subject to a fifteen foot (15 ft.) wide easement along East boundary and North boundary for mutual roadway purposes. Subject to a power utility easement. Subject to reservations and restrictions of record.

(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 \$ 12,500.00

~~the whole or part of the~~ (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 3rd day of August, 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.

Ronald D. Spidell  
Faye Spidell

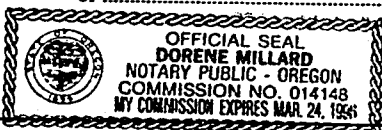
STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on August 19, 1992, by Ronald D. Spidell and Faye Spidell

This instrument was acknowledged before me on , 19 , by

as

of



Dorene Millard  
Notary Public for Oregon  
My commission expires 03/24/96

Ronald D. & Faye Spidell

3925 N. Delta Hwy.

Eugene, Or 97401

GRANTOR'S NAME AND ADDRESS

Edward Gray,

58 E. 24th Place

Eugene, Or 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward Gray

58 E. 24th Place

Eugene, Or 97405

NAME, ADDRESS, ZIP

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

Edward Gray

58 E. 24th Place

Eugene, Or 97405

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of Oct., 1992, at 10:15 o'clock AM, and recorded in book/reel/volume No. N92 on page 25583 or as fee/title/instrument/microfilm/reception No. 53088, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Dorene Millard Deputy

Fee \$30.00