

54171

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WARRANTY DEED—SURVIVORSHIP

Volume Page 27523

KNOW ALL MEN BY THESE PRESENTS, That Donald V. Koepp and Donna M. Koepp, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Linda S. Leduc

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 16 in Block 28 of HOT SPRINGS ADDITION to the City of Klamath Falls, 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

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 \$ 100.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (H), 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 19th day of November, 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.

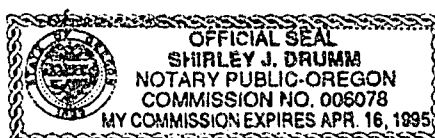
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Donna M. Koepp  
X Donald V. Koepp

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 19, 1992, by Donald V. Koepp and Donna M. Koepp

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_



Shirley J. Drumm  
Notary Public for Oregon  
My commission expires April 16, 1995

Donald V. Koepp & Donna M. Koepp  
1835 Melrose Street  
Klamath Falls, Or 97601  
GRANTOR'S NAME AND ADDRESS

Linda S. Leduc  
2420 So. Ola Vista  
San Clemente, CA 92612  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald V. & Donna M. Koepp  
1835 Melrose St.  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

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

Donald V. & Donna M. Koepp  
Klamath Falls, Or. 97601  
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 19th day of Nov., 1992, at 2:54 o'clock P.M., and recorded in book/reel/volume No. M92 on page 27523 or as fee/file/instrument/microfilm/reception No. 54171 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...  
NAME TITLE

By David M. Mullins Deputy

Fee \$30.00

CK  
90.00