

NL 60955

WARRANTY DEED—SURVIVORSHIP

MTC 1396-6303 Vol. 93 Page 9757

KNOW ALL MEN BY THESE PRESENTS, That Harold A. Shearer Jr. and Sharen K. Shearer, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold A. Shearer Jr. and Sharen K. Shearer, husband and wife and Seana B. Shearer hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 14 in Block 3 of BRYANT TRACTS NO. 2, Klamath County, 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 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 the premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the 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 consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of May 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

Harold A. Shearer Jr.
Sharen K. Shearer

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 4th, 1993, by Harold A. Shearer Jr. and Sharen K. Shearer

This instrument was acknowledged before me on , 19, by

as



Mary Kenneally
Notary Public for Oregon
My commission expires 4/20/96

Harold A. Shearer Jr.
Sharen K. Shearer

Grantor's Name and Address

Harold A. Shearer Jr.
Sharen K. Shearer
Seana B. Shearer

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Harold A. Shearer Jr.
1416 Dayton Street
Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Harold A. Shearer Jr. & Sharen K.
1416 Dayton Street
Klamath Falls, Oregon 97603

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 4th day of May, 1993, at 11:23 o'clock A.M., and recorded in book/reel/volume No. M93 on page 9757 and/or as fee/file/instrument/microfilm/reception No. 60955, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline J. Milne, Deputy

Fee \$30.00