

NL

67732

WARRANTY DEED—SURVIVORSHIP

Vol 93 Page 22983

KNOW ALL MEN BY THESE PRESENTS, That Louena B. Bailey
hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by William P. Landon and
Virginia B. Landon, husband and wife
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 6, Block 1, Tract No. 1085 COUNTRY GREEN, in the County of
Klamath, State of 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 except

See attached Exhibit "A"

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 \$ 45,000.00

ⓐ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ⓐ, if not applicable, should be deleted. See ORS 93.030.)
part of the

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 8 day of September
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.

Louena B. Bailey

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 OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 8, 1993,
by Louena B. Bailey

This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Lana Shaw
OFFICIAL SEAL
LANA J. SHAW
NOTARY PUBLIC, OREGON
COMMISSION NO. 026133
My commission expires SEP. 24, 1997

Louena B. Bailey
151 N. Williams Ave
Klamath Falls, OR 97601
Grantor's Name and Address
William P. and Virginia B. Landon
7130 Gardena Place
Klamath Falls, OR 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
William P. Landon
7130 Gardena Place
Klamath Falls, OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
William P. Landon
7310 Flag Court
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of _____
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

NAME TITLE
By _____, Deputy

ck
35.00

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.

2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : July 30, 1974 Book: M-74 Page: 9272

Amended : June 30, 1975 Book: M-75 Page: 7360

Amended : July 11, 1979 in Case #78-525E

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.

5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

6. Assessments of the Country Green Homeowner's Association, as provided for in the Declaration of Restrictions.

STATE OF OREGON; COUNTY OF KLAMATH; SS

Filed for record _____

this 9th day of Sept. A.D. 1993 at 9:31 o'clock A.M. and

duly recorded in Vol. M93, of Deeds on Page 22983

County Clerk, Evelyn Biehn

By Dorlene Muelenda

Fee \$35.00