

04557
73062

WARRANTY DEED—SURVIVORSHIP

Volume 93 Page 33929

KNOW ALL MEN BY THESE PRESENTS, That Sharyl A. Palmese, a married woman as her sole & separate property, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Carroll James and Sharon James husband and wife

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:

PARCEL D: The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 35, South Range 13, East Willamette Meridian. Consisting of ten acres more or less, excluding therefrom the Easterly 30 feet as a non-exclusive easement for ingress and egress.

(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 \$4,900.00 + int. 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 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 17th day of November, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Sharyl A. Palmese

CALIFORNIA
STATE OF OREGON

County of San Diego, 11-23, 1993

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of) ss.

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Sharyl A. Palmese
31279 Old River Rd.
Bonsall, CA. 92003

GRANTOR'S NAME AND ADDRESS

Carroll & Sharon James
312 So. Sixth Street
Corona, CA. 91720

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carroll & Sharon James
312 S. Sixth Street
Corona, CA. 91720

NAME, ADDRESS, ZIP

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

Carroll & Sharon James
312 S. Sixth Street
Corona, CA. 91720

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

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 or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By


Deputy

SPACE RESERVED FOR RECORDER'S USE

33940

08988

known to have been a married woman as her sole & separate property. In the consideration herein stated in the grantor and by Carroll James and Sharon James, husband and wife.

State of <u>California</u> County of <u>San Diego</u>		RIGHT THUMBPRINT (OPTIONAL)	
On <u>11-23-93</u> before me, <u>STEPHANIE A. GANT</u> (NAME, TITLE OF OFFICER - I.E. "JANE DOE, NOTARY PUBLIC") (DATE)		TOP OF THUMB HERE	
personally appeared <u>SHARYL A. PALMER</u> (NAME(S) OF SIGNER(S))		CAPACITY CLAIMED BY SIGNER(S) <input checked="" type="checkbox"/> INDIVIDUAL(S) <input type="checkbox"/> CORPORATE <input type="checkbox"/> OFFICER(S) <input type="checkbox"/> PARTNER(S) (TITLE(S)) <input type="checkbox"/> ATTORNEY IN FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER	
<input type="checkbox"/> personally known to me - OR - <input checked="" type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal.		SIGNER IS REPRESENTING: (NAME OF PERSON(S) OR ENTITY(IES)) <u>Self</u>	
 (SEAL)		<u>Stephanie Gant</u> (SIGNATURE OF NOTARY)	
ATTENTION! NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.			
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:		Title or Type of Document <u>Warranty Deed</u> Number of Pages <u>1</u> Date of Document <u>11-17-93</u> Signer(s) Other Than Named Above <u>none</u>	

© 1992 WICKS CUTTS FORMS, INC.

WOLCOTT'S FORM 12-24-1 - ALL PURPOSE / KNOWLEDGMENT WITH SIGNER CAPACITY / REPRESENTATION / FINGERPRINT - Rev. 12-92

©1992 WELLS FARGO BANK, INC.

STATE OF OREGON: COUNTY OF KLAMATH. SS.

Filed for record at request of Carroll James the 20th day
of Dec. A.D. 19 93 at 3:09 o'clock P.M. and duly recorded in Vol. M93
of Deeds on Page 33939
Evelyn Biehn County Clerk
By Carroll James

FEE \$35.00

FEE \$35.00

[illegible]