

73922

01-04-94P03:12 RCVD

WARRANTY DEED - SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That RUSSELL M. TRACY

or the consideration hereinafter stated to the grantor paid by RUSSELL M. TRACY, SHARON DEVLIN AND SANDRA FANNING

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 20 in Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 those of record and apparent to the land

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 \$. change vesting. 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 16 day of August, 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.

Russell M. Tracy  
Russell M. Tracy

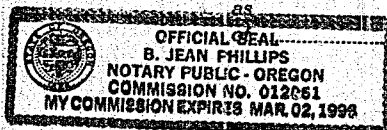
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 16, 1993, ss.

by Russell M. Tracy

This instrument was acknowledged before me on, 19, ss.

by



B. Jean Phillips  
Notary Public for Oregon  
My commission expires 3-2-96

Russell M. Tracy  
5920 North Jones Blvd  
Las Vegas, NV 89130  
Grantor's Name and Address  
Russell M. Tracy et al  
5920 North Jones Blvd  
Las Vegas, NV 89130  
Grantee's Name and Address

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

Russell M. Tracy  
5920 North Jones Blvd  
Klamath Falls, Oregon 97603 Las Vegas Nevada 89130

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

Russell M. Tracy  
5920 North Jones Blvd  
Klamath Falls, Oregon 97603 Las Vegas Nevada 89130

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 Jan, 1994, at 3:12 o'clock P.M., and recorded in book/reel/volume No. M94 on page 311 and/or as fee/file/instrument/microfilm/reception No. 73922, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk  
NAME TITLE  
B. Jean Phillips, Deputy

Fee \$30.00