46919

12923

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ...... SAMUEL N. MATTERN

for the consideration hereinafter stated to the grantor paid by CHARLES E. CLAUSEN AND NANCY J. CLAUSEN, Husband and Wife ...... hereinafter called the grantor,
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:

The Northerly 54.4 feet of Lot 4, Block 2, HOME ACRES, according to the offical 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 $ 1.00 ①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).①(The sentence between the symbols①, 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 _15_ day of _November_ , 19 91 ; 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 _Samuel N. Mattern_
Samuel N. Mattern

STATE OF ARIZONA, County of _Yuma_
This instrument was acknowledged before me on _November 17_ , 19 91 , by _Samuel N. Mattern_

This instrument was acknowledged before me on .... 19......
by ....
as ....
of ....

Susan L. Gourley
Notary Public for Oregon   ARIZONA
My commission expires _4-26-95_

Samuel N. Mattern

GRANTOR'S NAME AND ADDRESS

Charles E. & Nancy J. Clausen
1781 Arthur
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

CK
30.00

Fee $30.00

STATE OF OREGON,
County of ... Klamath ... } ss.
I certify that the within instrument was received for record on the _1st_ day of _July_ , 19 92 , at _11:05_ o'clock _A_ M., and recorded in book/reel/volume No. _M92_ on page _14388_ or as fee/file/instrument/microfilm/reception No. _46919_ , Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME   TITLE
By _Pauline Mackade_ Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Aspen Title Co. _____
April _____ A.D., 19 _94_ at _1:21_ o'clock _P_ M., and duly recorded in Vol. _M94_ _____ the _28_ day
of _____ Co. Lien Docket _____ on Page _12922_ .

$10.00

County Clerk
By _Annette Muetter_