

OK 21246

WARRANTY DEED—SURVIVORSHIP

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13218

KNOW ALL MEN BY THESE PRESENTS, That Barbara Jean Nealy

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by Barbara Jean Nealyand Thomas Raymond Nealyhereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their heirs and the heirs of the survivor of said grantees, all of the following described real property with the covenants, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A part of Lot 22, Burnsdale, described as follows: Beginning at a point on the East Line of said 70 feet Southerly from the Northeast corner thereof; thence North 89 degrees 28 minutes West 120 feet to the West line of said lot; thence South 0 degrees 21 minutes East 62.26 feet to the Southwest corner of said lot; thence East along South line of said lot to Southeast corner thereof; thence Northerly on East line of said lot 63.45 feet to the point of beginning

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(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 \$
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 Oct. 9, 1990; 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.

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.

STATE OF OREGON,

County of Klamath
 October 9, 1990

Personally appeared the above named
Barbara J. Nealy

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires April 1, 1994STATE OF OREGON, County of Klamath, ss.

Personally appeared Barbara J. Nealy and Thomas Raymond Nealy, 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 Barbara J. Nealy and Thomas Raymond Nealy, 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

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to: <u>Barbara J. Nealy</u> <u>4570 Summers Lane</u> <u>Klamath Falls, Ore. 97603</u> NAME, ADDRESS, ZIP	
Should a change be requested all such statements shall be sent to the following address: NAME, ADDRESS, ZIP	

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 9th day of Oct., 1990, at 2:58 o'clock P.M., and recorded in book/reel/volume No. M90 on page 20423 or as fee/file/instrument/microfilm/reception No. 21246, Record of Deeds of said county.

Witness my hand and seal of County affixed.

 County Clerk

By Shirley M. Minter, Deputy

Fee \$28.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28 day of April, A.D., 1994 at 1:39 o'clock P.M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 13217

FEE \$10.00

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By Connette Mueller
 County Clerk