

NL

83987

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That RUTH A LAWRENCE

for the consideration hereinafter stated to the grantor paid by RONALD D LAWRENCE, hereinafter called the grantor, RUTH A LAWRENCE 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:

Commencing at the most Nly corner of Block 75 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, being the Sely corner of the intersection of Academy Street and Oregon Avenue, and being the initial point of the commencement of this description; thence running SWly along the Sly side of Academy Street a distance of 80 feet thence at right angles to Academy Street and parallel with Oregon Avenue at a distance of 50 feet; thence NEly at right angles and parallel to Academy Street a distance of 80 feet to Oregon Avenue; thence at right angles and parallel to Oregon Avenue a distance of 50 feet to the point of beginning, being a piece of land 50 by 80 feet in the NWly portion of Lot 2, Block 75 in BUENA VISTA ADDITION to the city of Klamath Falls, Oregon.

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

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 \$ 0.

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, 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 7 day of July, 1994; 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.

Ruth A. Lawrence

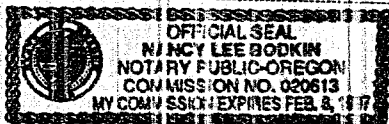
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 7, 1994, by Ruth A. Lawrence

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

as _____

of _____



Nancy Lee Bodkin
Notary Public for Oregon
My commission expires Feb 8, 1997

RUTH A LAWRENCE
1840 OREGON AVE
KLAMATH FALLS ORE
Grantor's Name and Address
RONALD D LAWRENCE
1840 OREGON AVE
KLAMATH FALLS ORE
Grantee's Name and Address

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

Ruth A. Lawrence

Same as above

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

Same as above

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 8th day of July, 1994, at 11:14 o'clock A.M., and recorded in book/reel/volume No. 194 on page 21168 and/or as fee/file/instrument/microfilm/reception No. 83987, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deborah K. Kullander Deputy

Fee \$30.00