

NL  
86524

08-23-94A10:38 RCV

## WARRANTY DEED—SURVIVORSHIP

Vol m94 Page 26137KNOW ALL MEN BY THESE PRESENTS, That Elsie I. Spearshereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Elsie I. Spears, James L. Spears  
and Jauniee Wardhereinafter 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:PARCEL 1: Lot 56, Fair Acres Subdivision No 1, excepting the North 100 feet of the East  
150 feet thereof, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.PARCEL 2: The North 100 feet of the East 150 feet of Lot 56, Fair Acres Subdivision  
No. 1, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon, together with Mobile Home Serial #62515  
(1970 Skyline 12x56)PARCEL 3: Lot 57, Fair Acres Subdivision No 1, excepting the South 51 feet of the East  
130 feet thereof, according to the official plat thereof on file in the office  
of the County Clerk, Klamath County, Oregon, together with Mobile Home #89-11  
(1988 Ardmore 14x66)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

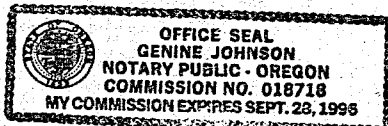
TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and  
the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the  
right of survivorship, that is, that the fee shall vest absolutely in the survivor 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 encumbrancesand 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 \$ none.ⓐ 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 23rd day of August,  
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 DE-  
SCRIBED 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.Elsie I. Spears  
Elsie I. SpearsSTATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on August 23, 1994  
by Elsie I. Spears

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Genine Johnson  
Notary Public for OregonMy commission expires 9/28/95Elsie I. Spears

Grantor's Name and Address

Elsie I. Spears, et al

Grantee's Name and Address

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

Elsie I. Spears1126 Homedale Rd.Klamath Falls, Oregon 97603

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

Elsie I. Spears1126 Homedale Rd.Klamath Falls, Oregon 97603SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,  
County of Klamath ) ss.I certify that the within instrument  
was received for record on the 23rd day  
of Aug, 1994, at  
10:38 o'clock A.M., and recorded in  
book/reel/volume No. M94 on page  
26137 and/or as fee/file/instru-  
ment/microfilm/reception No. 86524,  
Record of Deeds of said County.Witness my hand and seal of  
County affixed.Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mulendore Deputy