

89478

10-11-94P03:35 RCVD

WARRANTY DEED—SURVIVORSHIP Vol. 94 Page 31778

KNOW ALL MEN BY THESE PRESENTS, That Peter Joseph Morris

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Peter Joseph Morris
and Russell Eugene Morris
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:

See Exhibit "A" attached

(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

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 \$ 5.00

① 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). ② (The sentence between the symbols ①, 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 11th day of October, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Peter Joseph Morris

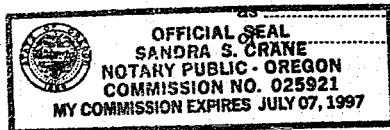
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 11, 1994,

by PETER JOSEPH MORRIS

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

by _____



Sandra S. Crane

Notary Public for Oregon
My commission expires July 7, 1997

Peter J. Morris
1132 Crescent Ave
Klamath Falls, Ore 97601
Grantor's Name and Address

Grantee's Name and Address

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

Peter J. Morris
1132 Crescent Ave
Klamath Falls, Ore 97601

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

Peter J. Morris
1132 Crescent Ave
Klamath Falls, Ore 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

EXHIBIT "A"

Lots 13, 14 and the Westerly 1/2 of Lot 12, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING from Lot 14 the Westerly 10 feet thereof as disclosed in deed recorded in Book 331 at page 327, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM:

Beginning at a point on the Northwestern line of Lot 12, Block 12, HOT SPRINGS ADDITION TO KLAMATH FALLS, OREGON, which lies 11.45 feet Northeasterly along the arc of a 28.1061 degree curve to the left from the most Westerly corner of Lot 12, Block 12, Hot Springs Addition, and running thence, Continuing along the arc of a 28.1061 degree curve to the left a distance of 3.00 feet to an iron pin which marks the Northeast corner of the Patterson property; thence Southeasterly along the radial line which is the center line of Lot 12, Block 12, to an iron pin which marks the front center point of Lot 12 and the Southeast corner of the Patterson property; thence Southwesterly along the Northerly line of Crescent Avenue, following the arc of a 17.6924 degree curve to the right, a distance of 3.5 feet to a point; thence Northwesternly to the point of beginning, said tract being a portion of the Westerly half of Lot 12, Block 12 of Hot Springs Addition to Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 11th day
of Oct A.D., 19 94 at 3:35 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 31778

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas Mulendore