

89771 10-18-94A11:53 RCVD

WARRANTY DEED—SURVIVORSHIP

Vol. m94 Page 32359

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE R. MOOTS AND PHYLLIS J. MOOTS, HUSBAND AND WIFE, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWARD M. FLETCHER AND DEBORAH J. FLETCHER, HUSBAND AND WIFE, 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:

LOT FOUR (4), BLOCK SIX (6), RIVER PINE ESTATES, COUNTY OF KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE COUNTY CLERK OF KLAMATH COUNTY AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS APPURTENANT THERETO AND ON FILE IN VOLUME 363, AT PAGE 180 DEED RECORDS.

(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

EXCEPT: CONVENANTS, CONDITIONS, RESTRICTIONS, RESEVERATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD, IF ANY. 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 \$6,200.00. 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 3rd 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.

Lawrence R. Moots

Phyllis J. Moots

STATE OF OREGON, County of LANE

This instrument was acknowledged before me on 10-3-1994 by LAWRENCE R. & PHYLLIS J. MOOTS, HUSBAND & WIFE

This instrument was acknowledged before me on 10-3-1994 by as of



KATHLEEN M. RHYNE Notary Public for Oregon My commission expires October 30, 1995 Commission # A010570

Lawrence R. Moots
Phyllis J. Moots

Grantor's Name and Address

Grantee's Name and Address

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

Edward M. & Deborah J. FLETCHER
PO Box 311
Gilchrist, Ore 97737

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

Edward & Deborah FLETCHER
PO Box 311
Gilchrist, Ore 97737

SPACE 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 18th day of Oct, 1994, at 11:53 o'clock AM, and recorded in book/reel/volume No. M94 on page 32359 and/or as fee/file/instrument/microfilm/reception No. 89771, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
B. Rawlins, Deputy