

90836

11-09-94A11:31 RCVD

## WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Jake J. Nelson, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Jake J. Nelson and Maury Jay Mudrickhereinafter 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:

Lots 7 and 8; Block 17, Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To include 1976 Fleetwood Mobile House VIN 2703B064156S2267

2409-030AC-05200

(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 \$1.00

~~Whereof, the actual consideration consists of or includes other property or value given or promised which is~~  
~~part of the consideration for this transfer.~~ (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

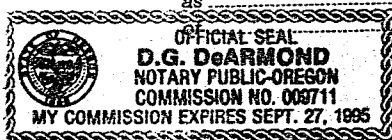
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of November, 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.

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on November 3, 1994,  
by Jake J. NelsonThis instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

as

[Signature]  
Notary Public for Oregon  
My commission expires 9-27-95

Jake J. Nelson

P.O. Box 9

Crescent, Oregon 97733

Grantor's Name and Address

Jake J. Nelson and Maury Jay Mudrick

P.O. Box 9

Crescent, Oregon 97733

Grantee's Name and Address

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

Jake J. Nelson &amp; Maury Jay Mudrick

P.O. Box 9

Crescent, Oregon 97733

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

STATE OF OREGON,

County of Klamath } ss.I certify that the within instrument was received for record on the 9th day of Nov, 1994, at 11:31 o'clock A.M., and recorded in book/reel/volume No. M94 on page 34582 and/or as fee/file/instrument/microfilm/reception No. 90836, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Mullins, Deputy

Fee \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE