

TTC 1396-7275
WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That MILDRED E. MCKUNE

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by PATRICK J. GOSNEY and MELISSA GOSNEY,
husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 21, Block 1, BRYANT TRACTS #2, in the County of Klamath, State of Oregon.
Subject to:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations contained in deed from J.F.D. Bryant and Frieda E. Bryant, husband and wife, dated September 6, 1939, recorded June 4, 1943, on page 561 of Volume 155 of Deeds, records of Klamath County, Oregon as follows:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said 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 said premises, that same are free from all encumbrances this

grantor will warrant and forever defend the said premises and every part 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 \$ 25,000.00

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 ①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 30th day of October, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

STATE OF OREGON, }
County of Klamath } ss.
October 30, 1991

Personally appeared the above named
Mildred E. McKune

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 11/16/91

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation,
affix corporate seal)

Mildred E. McKune
4248 Gary Street
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Patrick J. and Melissa Gosney
3535 Crest Street
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Patrick J. & Melissa Gosney
1500 Summers Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME - NO CHANGE

NAME, ADDRESS, ZIP

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 _____ 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

SPACE RESERVED
FOR
RECORDER'S USE

"excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day of November A.D., 19 94 at 9:29 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 35596

FEE \$35.00

Evelyn Biehn,
By [Signature] County Clerk

[Faint, mostly illegible text from the reverse side of the document, including what appears to be a list of names and possibly a deed or contract text.]