

94453

02-03-95P01:50 RCVD

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That James W. Weaver Sr. and Edna C. Weaver

for the consideration hereinafter stated to the grantor paid by Dwain Weaver and Keith Weaver

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:

Tract 5 of Junction Acres, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to all easements, reservations and restrictions of record.

Grantor reserves the right to a Life Estate.

(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 \$ 0.00. 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 @, 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 February 1995; 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.

James W. Weaver Sr.

Edna C. Weaver

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 3, 1995, by James W. Weaver Sr.

This instrument was acknowledged before me on February 3, 1995, by Edna C. Weaver

as of



OFFICIAL SEAL
DEANNA EDWARDS
NOTARY PUBLIC-OREGON
COMMISSION NO. 036468
MY COMMISSION EXPIRES JUL. 21, 1998

Deanna Edwards

Notary Public for Oregon
My commission expires 7-21-98

James W. Sr. & Edna C. Weaver
8445 Highway 140E
Klamath Falls, OR 97603

Grantor's Name and Address

Keith R S Dwain Weaver
4400 Summers Lane

Klamath Falls, OR 97603

Grantee's Name and Address

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

James W. Weaver Sr.

4400 Summers Lane

Klamath Falls, OR 97603

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

4400 Summers Lane

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of Feb, 1995, at 1:50 o'clock P.M., and recorded in book/reel/volume No. M95 on page 2580 and/or as fee/file/instrument/microfilm/reception No. 94453, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By Deanna Edwards, Deputy

Fee \$30.00

3204