

96012

WARRANTY DEED - SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Roy L. STUART TOMIE M. STUART  
Husband and Wife, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Roy L. STUART TOMIE M. STUART  
Husband and Wife And PAUL L. STUART Son  
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:

Beginning at an iron pin which marks the Southwest corner  
of Tract 11 of Independence Tracts and running thence South 78°23'  
East along the Southerly line of said Tract 11, a distance of 89.09  
feet to an iron pin thence North 0°13' West a distance of 186.18 feet  
to an iron pin on the Northerly line of Tract 13, Independence  
Tracts; thence South 89°58' West along the Northerly line of Tract  
13, Independence Tracts, a distance of 87.2 feet to an iron pin  
which marks the Northwest corner of said Tract 13; thence South  
0°13' East along the East line of Tract 10 of Independence Tracts,  
a distance of 168.6 feet, more or less, to the point of beginning;  
said tract being a portion of Tracts 11, 12 and 13 of Independence  
Tracts, and being in the NE 1/4 NE 1/4 of Section 11, Township 39  
South, Range 9 East of the Willamette Meridian.

(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 \$ None

① However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 10 day of MARCH  
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 AND TO DETERMINE ANY  
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

Roy L. Stuart  
Tomie M. Stuart

STATE OF OREGON, County of KLAMATH ) ss. MARCH 10, 1995

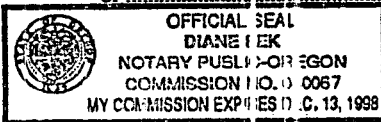
This instrument was acknowledged before me on  
by Roy L. Stuart & Tomie M. Stuart

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by 1

as \_\_\_\_\_

of \_\_\_\_\_



Diane Lek  
Notary Public for Oregon  
My commission expires Dec 13, 1998

Grantor's Name and Address

Grantee's Name and Address

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

PAUL L. STUART  
5645 Independence Ave  
Klamath Falls, OR 97603

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

Roy & Tomie L. Stuart  
5430 Bartlett Ave  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$30.00

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument  
was received for record on the 10th day  
of March, 1995, at  
11:23 o'clock A. M., and recorded in  
book/reel/volume No. M95 on page  
5429 and/or as fee/title/instru-  
ment/microfilm/reception No. 96012,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co Clerk  
Bernetha Letsch TITLE  
By Bernetha Letsch Deputy