

NL

97958

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That Helen Coleman

for the consideration hereinafter stated to the grantor paid by Helen Coleman and Michel Paul Coleman and Kim E Coleman hereinafter called the grantor,

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 5, Block 5, Second Addition to Bureker Place, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

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

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 7th day of April, 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.

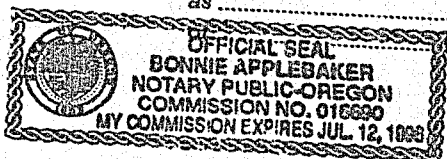
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Helen Coleman

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 7, 1995, by Helen Coleman

This instrument was acknowledged before me on _____, 19____, by _____, as _____



Bonnie Applebaker
Notary Public for Oregon
My commission expires 7-12-98

Helen Coleman

4657 Clinton Ave

Klamath Falls, OR 97603

Grantor's Name and Address

Helen, Michel, Kim Coleman

4657 Clinton Ave

Klamath Falls, OR 97603

Grantee's Name and Address

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

Helen Coleman

4657 Clinton Ave

Klamath Falls, OR 97603

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

Helen Coleman

4657 Clinton Ave

Klamath Falls, OR 97603

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 7th day of April, 1995, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M95 on page 8769 and/or as fee/file/instrument/microfilm/reception No. 97958, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, CO Clerk

By [Signature] Deputy