

OK

4552

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ELSIE MORRIS, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by JANICE KLEE MORRIS and ELSIE MORRIS

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:

BEGINNING AT A POINT 92 FEET west of the Southeast Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 E.W.M.; thence North 93 feet, more or less, to the Southerly boundary of Depot Road; thence along said Southerly boundary of Depot Road in a Southwesterly direction 275 feet, more or less, to a point due West of the point of beginning; thence East 255 feet, more or less, to the point of beginning, being a portion of Lot 6 (NW $\frac{1}{4}$ SE $\frac{1}{4}$) Section 16, Township 41 South, Range 12 E.W.M.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

(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

and that

grantor will warrant and forever defend the said 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-

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 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 11 day of August, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Elsie Morris

Elsie Morris

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.This instrument was acknowledged before me on August 11, 1995,
by Elsie MorrisThis instrument was acknowledged before me on _____, 19____,
by _____
as _____Lori Nichols

Notary Public for Oregon

My commission expires 10/16/98

Elsie Morris
P. O. Box 129
Malin OR 97632

GRANTOR'S NAME AND ADDRESS

Janice Klee Morris and Elsie Morris
P. O. Box 408
Malin OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
228 N. 7th Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Janice Klee Morris
P. O. Box 408
Malin OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of August, 1995, at 10:14 o'clock A.M., and recorded in book/reel/volume No. M95 on page 21745 or as fee/file/instrument/microfilm/reception No. 4552, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co. Clerk.

NAME

TITLE

Fees: \$30.00

By Annette Mueller, Deputy