

5471

WARRANTY DEED—SURVIVORSHIP

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23604

KNOW ALL MEN BY THESE PRESENTS, That Jessie Illia Simpson aka Illia J. Simpson for the consideration hereinafter stated to the grantor paid by Illia J. Simpson and Marion Jean Thomason 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 a point on the southwesterly boundary of Lot 23, Homedale, a platted subdivision in Klamath County, Oregon, which point is N. 66°33' W., 287.5 feet from the most southerly corner of said Lot 23; thence N. 14°05' E., 309.15 feet, more or less, to the northeasterly boundary of said Lot 23; thence N. 70°37' W., along said northeasterly boundary, a distance of 57.0 feet; thence S. 16°58½' W., 302.92 feet, more or less, to the southwesterly boundary of said Lot 23; thence S. 66°33' S., 73.0 feet, more or less, to the point of beginning; being a portion of Lot 23 of said Homedale.

(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. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 31st day of August, 19 95; 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.

+ Jessie Illia Simpson
Jessie Illia Simpson

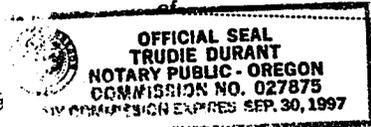
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 31, 19 95, by Jessie Illia Simpson

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

as _____



Trudie Durant
Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of August, 19 95, at 2:53 o'clock P.M., and recorded in book/reel/volume No. M95 on page 23604 and/or as fee/file/instrument/microfilm/reception No. 5471. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By [Signature] Deputy

SPACE RESERVED FOR RECORDER'S USE

Fees: \$30.00

Form with fields for Grantor's Name and Address, Grantee's Name and Address, and After recording return to (Name, Address, Zip): Illia J. Simpson, 5615 Harlan Drive, Klamath Falls, OR 97603

Handwritten initials or mark.