

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°58' 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

⓪ However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

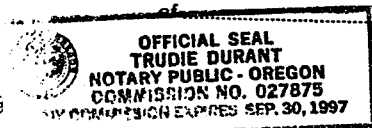
+ Jessie Illia Simpson
Jessie Illia Simpson

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 _____



Prudie Durant

Notary Public for Oregon
My commission expires _____

Grantor's Name and Address

Grantee's Name and Address

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

Illia J. Simpson

5615 Harlan Drive.

Klamath Falls, OR 97603

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

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 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/instru-
ment/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

Fees: \$30.00