

NA  
7545

WARRANTY DEED — SURVIVORSHIP

Vol. M95 Page 27649

KNOW ALL MEN BY THESE PRESENTS, That Rita L. Nidever

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Basilwick, Rita Nidever  
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:

The Northwesterly 40 feet of lots 7 and 8, in Block 61 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of America for canal purposes by instrument dated April 23, 1906, recorded May 1, 1906 in Book 20 at page 80, Deed Records 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

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 \$.....  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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.

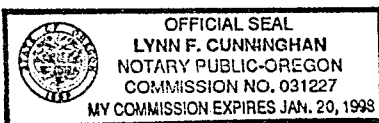
IN WITNESS WHEREOF, the grantor has executed this instrument this ..... day of ..... 19.....; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Rita Nidever

STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on October 13, 1995,  
by .....

This instrument was acknowledged before me on ....., 19.....,  
by .....  
as .....  
of .....



Lynn F. Cunningham  
Notary Public for Oregon  
My commission expires 1-20-98

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
<u>Rita Nidever</u>	
<u>634 N. 112th St.</u>	
<u>Klamath Falls, OR 97601</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
<u>Rita Nidever</u>	
<u>Same</u>	

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 13th day of October, 1995, at 11:19 o'clock A.M., and recorded in book/reel/volume No. M95 on page 27649 and/or as fee/tile/instrument/microfilm/reception No. 7545, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME TITLE

By Annette Mueller Deputy

Fees: \$30.00

\$30.00