

7637

10-16-95P01:23 RCVD

WARRANTY DEED—SURVIVORSHIP

Vol. m95 Page 28066

KNOW ALL MEN BY THESE PRESENTS, That SAMUEL R. VAN ORDEN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DORIS A. FALLON

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:

See Legal Description Attached Hereto As Exhibit "A" and made a Part Hereof.

(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 \$ 0

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.

Samuel R. Van Orden
Doris A. Fallon

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 16, 1995,

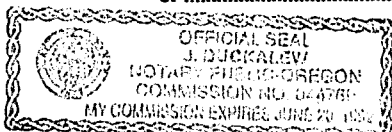
by _____

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

by _____

as _____

of _____



Duckalev
Notary Public for Oregon
My commission expires 6/20/99

SAMUEL R. VAN ORDEN
27830 PETERSTEINER RD.
BONANZA, OR 97623

Grantor's Name and Address

DORIS A. FALLON
27830 PETERSTEINER RD.
BONANZA, OR 97623

Grantee's Name and Address

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

SAMUEL R. VAN ORDEN
27830 PETERSTEINER RD.
BONANZA, OR 97623

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

DORIS A. FALLON
27830 PETERSTEINER RD.
BONANZA, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

18537

28067

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 1 of Major Partition No. 54-82, more particularly described as follows:

Beginning at the E1/16 corner common to Section 30 and 31 of said township and range; thence South 89 degrees 59' 16" East, along the North line of said section 31, also being along the Southerly boundary of Block 2, of Yonna Woods-Tract 1009, a duly recorded subdivision, 346.17 feet to the Southeast corner of Lot 11, Block 2 of said Tract 1009; thence South 00 degrees 34' 53" East, parallel to the West line of said NE1/4 NE1/4, 629.17 feet; thence North 89 degrees 59' 16" West 346.17 feet to said West line; thence North 00 degrees 34' 53" WEST 629.17 feet to the point of beginning, with bearings based on said tract 1009 (also being the bearings of said Partition No. 54-82).

Tax Account No: 3711 03100 00200

TOGETHER WITH a perpetual non-exclusive easement 30 feet wide for ingress and egress to and from said parcel of real property as follows: the existing easement of access over and across Lot 11, Block 2, YONNA WOODS, TRACT 1009 according to the official plat on file in the office of the Klamath County Clerk, Klamath County, Oregon from Rockwell Drive to the above described parcel, which said easement shall be appurtenant to and run with the grantees lands herein conveyed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of Oct. A.D., 19 89 at 3:33 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 18536

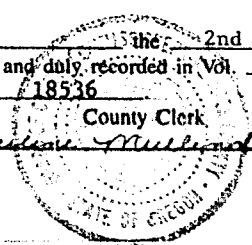
FEE \$13.00

INDEXED

Evelyn Biehn

By

County Clerk



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
of October A.D., 19 95 at 1:23 o'clock p M., and duly recorded in Vol. M95
of Deeds on Page 28066

FEE \$35.00

Bernetha G. Letsch, County Clerk

By

Bernetha G. Letsch