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WARRANTY DEED—SURVIVORSHIP

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836

KNOW ALL MEN BY THESE PRESENTS, That MARY K. NOWOTENSKI

hereinafter called the grantor,  
or the consideration hereinafter stated to the grantor paid by MICHAEL W. AND CARA A. THIBODEAUX, HUSBAND AND WIFE  
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:

Lot 10 in Block 30 of Tract 1184, OREGON SHORES UNIT 2 - FIRST ADDITION  
according to the official plat thereof on file in the office of the  
County Clerk 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 except those of record and those apparent to the land, if any, as of the date of this deed

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 \$1.00  
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 18th day of DECEMBER, 1995; 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.

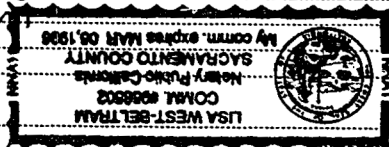
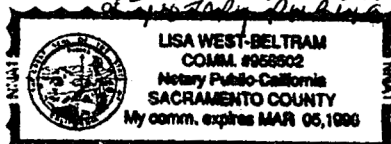
MARY K. NOWOTENSKI

CALIFORNIA  
STATE OF OREGON, County of SACRAMENTO

This instrument was acknowledged before me on 18 DECEMBER, 1995, by MARY K. NOWOTENSKI.

This instrument was acknowledged before me on 18 DECEMBER, 1995, by LISA WEST-BELTRAM.

as LISA WEST-BELTRAM



My commission expires

Notary Public for California

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 10th day of Jan A.D., 19 96  
at 11:53 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 836

Bernetha G. Letsch County Clerk

By Sybilte Mudge Deputy

Fee, \$30.00

Deputy.

By \_\_\_\_\_, Deputy

Grantor's Name and Address

Grantee's Name and Address

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

MICHAEL THIBODEAUX  
PO BOX 294  
CHILLOGUM, ORE 97624

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