

14476

WARRANTY DEED—SURVIVORSHIP

Vol. 496 Page 6384
48973

KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings and Loan Association, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Daniel B. & Russell L. Hawkins 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 11, 12, 13, and 14 in Block 3, Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, 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 upon 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 \$ 12,000.00

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 8th day of March, 1996; 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.

Klamath First Federal Savings and Loan Assoc.

By: Gerald V. Brown
Gerald V. Brown, President

By: George L. Hall
George L. Hall, Senior Vice President

STATE OF OREGON, County of Klamath) ss.

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

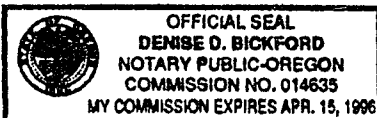
by _____

This instrument was acknowledged before me on March 8, 1996,

by Gerald V. Brown & George L. Hall

as President and Vice President

of Klamath First Federal Savings and Loan Association



Denise D. Bickford
Notary Public for Oregon
My commission expires 4-15-96

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
Grantor's Name and Address
Daniel B. & Russell L. Hawkins
14010 Meadow Brook
Klamath Falls, OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Klamath First Federal
P.O. Box 5270
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Daniel B. & Russell L. Hawkins
14010 Meadow Brook
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$30.00

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of March, 1996, at 3:28 o'clock P.M., and recorded in book/reel/volume No. M96 on page 6384 and/or as fee/file/instrument/microfilm/reception No. 14476, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE
By Cherry Russell, Deputy