

14617

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MTC 37371

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That GERTRUDE E. ABBEY FORMERLY GERTRUDE E. LARIMERhereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GERTRUDE E. ABBEY AND CYNTHIA L. FULLER

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 ATTACHED EXHIBIT "A" 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, 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 apparent to the land

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 \$ to change vesting

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ to change vesting other property or other premises which is~~

~~part of the 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.

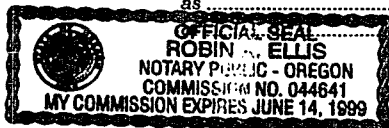
IN WITNESS WHEREOF, the grantor has executed this instrument this 01 day of March, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 0, 1996, by Gertrude E. Abbey formerly Gertrude E. Larimer

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



Robin A. Ellis

Notary Public for Oregon

My commission expires 6-14-99

Grantor's Name and Address

Grantee's Name and Address

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

Gertrude E. Abbey and Cynthia L. Fuller4916 Summers Lane
Klamath Falls, OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of _____

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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane, which lies South 0 degrees, 10' East along the Section line a distance of 748.7 feet and North 88 degrees 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing North 88 degrees 39' West a distance of 275.4 feet to an iron pin; thence South 0 degrees 10' East parallel to the Section line a distance of 78.4 feet to an iron pin; thence South 88 degrees 39' East 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0 degrees 10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the point of beginning, being in the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13th day
of March A.D., 19 96 at 10:43 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 6720.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
C. G. Russell