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## WARRANTY DEED — SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That LEILA B. JOHNSONhereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by LEILA B. JOHNSON and JEFFREY L. COX,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:

Tract 107 of PLEASANT HOMES TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Restrictions, reservations, easements and rights-of-way of record and those apparent on the ground, and contracts and/or liens for irrigation and/or drainage. Specifically, the premises herein described is within and subject to the statutory powers, including the power of assessment, of the South Suburban Sanitary District and the Enterprise Irrigation District.

(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 Trust Deed recorded June 21, 1977, recorded in Volume M77, Page 10927, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings &amp; Loan Association, and Trust Deed recorded October 2, 1985, in Volume M85, Page 16006, Microfilm Records of Klamath County, Oregon, in favor of Charles W. Maddox, Jr., which grantees shall assume and pay, 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-

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 29 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.

Leila B. Johnson  
Leila B. JohnsonSTATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on March 29, 1996,  
by Leila B. Johnson.This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_OFFICIAL SEAL  
KAY HEATH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 033692  
MY COMMISSION EXPIRES MAY 20, 1998Kay Heath  
Notary Public for OregonMy commission expires 5-20-98

Leila B. Johnson  
1421 Lookout  
Klamath Falls OR 97601  
Grantor's Name and Address

Leila B. Johnson and Jeffrey L. Cox  
1421 Lookout  
Klamath Falls OR 97601  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Parks & Ratliff  
228 N. 7th Street  
Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Leila B. Johnson  
1421 Lookout  
Klamath Falls OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, }  
County of Klamath } ss.I certify that the within instrument was received for record on the 29th day of March, 1996, at 11:53 o'clock A.M., and recorded in book/reel/volume No. M96 on page 8838 and/or as fee/file/instrument/microfilm/reception No. 15646, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County ClerkNAME TITLE  
By Cherry L. Davis Deputy

Fee \$30.00

96 MAR 29 AM 11:53

30<sup>00</sup>  
ck