

NA

18413

WARRANTY DEED—SURVIVORSHIP Vol. m96 Page 14621KNOW ALL MEN BY THESE PRESENTS, That MARY LOU BAILEY

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by DENNIS JAMES PENNER and ROBBIN LOUISE
PENNER, 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 23 and the North one-half of Lot 24, FAIR ACRES SUBDIVISION NO. 1,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO Klamath County for road purposes
by Volume 349, at page 474, Deed Records of Klamath County, Oregon.

SUBJECT TO: reservations and restrictions of record; rights of way and
easements of record and those apparent upon the land; contracts and/or liens
for irrigation and/or drainage.

(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 \$ 61,997.47.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ consideration (indicate which). ~~(The sentences 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 20 day of May,
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.

Mary Lou Bailey
Mary Lou Bailey

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 20, 1996,
by Mary Lou Bailey.

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, 1998

Kay Heath

Notary Public for Oregon
My commission expires 5-20-98

Mary Lou Bailey
7221 Harpold Road
Klamath Falls OR 97603
Grantor's Name and Address

Dennis James Penner and Robbin Louise Penner
1030 Kane Street
Klamath Falls OR 97603
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):
Dennis James Penner and Robbin Louise Penner
1030 Kane Street
Klamath Falls OR 97603

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 20th day
of May, 1996, at
3:45 o'clock P.M., and recorded in
book/reel/volume No. M96 on page
14621 and/or as fee/file/instru-
ment/microfilm/reception No. 18413,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch County Clerk

NAME TITLE
By Cheryl Shoup Deputy

30 OK