

20393

WARRANTY DEED - SURVIVORSHIP

Vol M96 Page 18850

KNOW ALL MEN BY THESE PRESENTS, That W. S. Bechen

, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William S. Bechen, Jr.; Tamara A. Bechen; Raylene D. Bechen Hickson, and Denise L. Bechen Gulpepper *** 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 8 & Lot 9, Block 5 of Arrowhead Village Subdivision, in Sections 2 & 3, Township 36 South, Range 6 East, Willamette Meridian.

William S. Bechen, Jr.
4510 Corona
Eugene, Ore. #97404
SS# 543-84-7017

Tamara A. Bechen
1345 NW Canyon Dr.
Redmond, Ore. #97756
SS# 541-86-9275

Raylene D. Bechen Hickson
1135 Robinhood Dr. NW
Cleveland, Th. #37312
SS# 541-86-9378

Denise L. Bechen Gulpepper
3301 Dee Highway
Hood River, Ore. #97031
SS# 541-86-9259

*recorded in Vol M70 Page 7024 on August 13, 1970.

(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 public road or highway easement, public utility easements & waste disposal requirements recorded 3 Oct., 1962, Declaration of Restrictions recorded 26 Oct., 1967 in Vol M67, Page 8359, & Amended Declaration of Restriction 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 \$ Gift.
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 25 day of June, 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.

W. S. Bechen

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on 25 June, 1996,

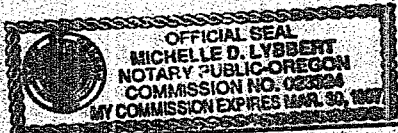
by W. S. Bechen

This instrument was acknowledged before me on June 25, 1996,

by Grantor W.S. Bechen

as Grantor

of Warranty deed - Survivorship



Michelle D. Lybbert
Notary Public for Oregon
My commission expires 3/25/96

W. S. Bechen
2029 Park
Klamath Falls, Ore. #97601
Grantor's Name and Address

William S. Bechen, Jr.; Tamara A. Bechen; Raylene D. Bechen Hickson; Denise L. Bechen Gulpepper ***
Grantee's Name and Address

After recording return to (Name, Address, Zip):
W. S. Bechen
2029 Park
Klamath Falls, Ore. #97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Denise L. Bechen Gulpepper
3301 Dee Highway
Hood River, Ore. #97031

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 1996, at 1:07 o'clock P.M., and recorded in book/reel/volume No. M96 on page 18850 and/or as fee/file/instrument/microfilm/reception No. 20393, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Cherry Russell, Deputy

96 JUN 25 P 1:07

30