

20576

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That John W. Claybaugh and Pamela J. Claybaugh, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John W. Claybaugh, Pamela J. Claybaugh, Russell B. Claybaugh and Alecia D. Claybaugh 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 7 in Block 4 of FIRST ADDITION TO MOYINA MANCR, according to the official plat thereof on file in the office of the County Clerk of 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

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 \$other than money. 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 24 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWS JITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830.

John W. Claybaugh
JOHN W. CLAYBAUGH
Pamela J. Claybaugh
PAMELA J. CLAYBAUGH

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 24, 1996, by JOHN W. CLAYBAUGH and PAMELA J. CLAYBAUGH

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



OFFICIAL SEAL
KIMBERLY A. REEVES
NOTARY PUBLIC-OREGON
COMMISSION NO. 051915
MY COMMISSION EXPIRES MAY 21, 2001

Kimberly A. Reeves

Notary Public for Oregon
My commission expires 5/25/2000

John W. Claybaugh
2006 Unity Street
Klamath Falls, OR 97603
Grantor's Name and Address
John W. Claybaugh
2006 Unity Street
Klamath Falls, OR 97603
Grantor's Name and Address
As recording returns (Name, Address, Zip):
John W. Claybaugh
2006 Unity Street
Klamath Falls, OR 97603
If requested otherwise send all tax statements to (Name, Address, Zip):
John W. Claybaugh
2006 Unity Street
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 28th day of June, 1996, at 10:58 o'clock AM, and recorded in book/reel/volume No. M96 on page 19267 and/or as fee/file/instrument/microfilm/reception No. 20576, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE
By Cheryl Russell, Deputy

Fee \$30.00

96 JUN 28 AM 10:58