

20607

WARRANTY DEED - SURVIVORSHIP Vol. 196 Page 19343

KNOW ALL MEN BY THESE PRESENTS, That JENNIE L. CURTEMAN

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by JENNIE L. CURTEMAN
Douglas R. CURTEMAN or MARY L. CURTEMAN
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.

(IF SPACE IS 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 \$ NONE

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 26th 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 FEED 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 93.030.

Jennie L. Curteman

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 26th, 1996, by Jennie L. Curteman

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

by _____,

as _____



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027873
MY COMMISSION EXPIRES SEP. 30, 1997

Trudie Durant

Notary Public for Oregon

My commission expires _____

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>Douglas Curteman</u> <u>5752 Grand Rd.</u> <u>Boonville, Ca 95650</u>
Until recorded otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE 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/file/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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19344

The following described real property in Klamath County, Oregon:

The following described parcel of land lying in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Section 24, Twp. 23 South, Range 9 East, W. M.; thence

North 89° 58' 40" West 178.82 feet along the Northerly line of said Section; thence

South 30° 48' West 1248.93 feet along the Northwestern right-of-way of the Dalles California Highway to the true point of beginning; thence

North 59° 12' West 246.05 feet to a point on the Southeasterly line of River Pine Estate; thence

South 34° 15' 15" West 100.18 feet along said line; thence

South 59° 12' East 252.05 feet to a point on the Northwestern right-of-way of the Dalles California Highway; thence

North 30° 48' East 100.00 feet along said line to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jennie L. Curteman the 28th day
of June A.D., 19 96 at 1:30 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 19343

FEES \$35.00

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