

96 JUL 11 AM 56

COPYRIGHT 1988

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

OK

21180

WARRANTY DEED—SURVIVORSHIP

Vol. m96 Page 20600



KNOW ALL MEN BY THESE PRESENTS, That LOUIE E. HOLZHOUSER, Personal Representative for the ESTATE OF HENRY V. HOLZHOUSER, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES R. RALPH and VELMA D. RALPH, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

All of that portion of the SE 1/4 of the NE 1/4, lying between the Klamath Falls Dairy Highway and the right-of-way of the Oregon, California and Eastern Railway lying West of the Oden County Road and extending to the West line of the said SE 1/4 of the NE 1/4, Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said 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 said premises, that same are free from all encumbrances except those of record and those apparent on the land

and that

grantor will warrant and forever defend the said 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 \$ 33,600.00

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 and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of June, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Louie E. Holzhouser Personal Representative

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.

LOUIE E. HOLZHOUSER, Personal Representative for the Estate of Henry V. Holzhouser

STATE OF OREGON,

County of Klamath

June 14, 1990

Personally appeared the above named

LOUIE E. HOLZHOUSER, as Personal

Representative of the ESTATE OF HENRY V.

HOLZHOUSER, deceased

and acknowledged the foregoing instrument to be his

voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

11/16/91

STATE OF OREGON, County of _____) ss.

_____, 19____

Personally appeared _____ and

_____, who, being duly sworn,

each for himself and not one for the other, did say that the former is the

_____, president and that the latter is the

_____, secretary of _____

_____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Louie E. Holzhouser, Personal Representative for the Estate of Henry V. Holzhouser

GRANTOR'S NAME AND ADDRESS

James R. Ralph and Velma D. Ralph

GRANTEE'S NAME AND ADDRESS

After recording return to:

James R. & Velma D. Ralph

18418 Hwy 140 E

Dairy, OR 97625

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James R. and Velma D. Ralph

18418 Hwy 140 E

Dairy, OR 97625

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of July, 1996, at 11:56 o'clock A.M., and recorded in book/reel/volume No. M96 on page 20600 or as fee/file/instrument/microfilm/reception No. 21180, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

Fee \$30.00

By *Chevy L. L. Deputy*