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21482

WARRANTY DEED—SURVIVORSHIP

Vol. 96, Page 21216

KNOW ALL MEN BY THESE PRESENTS, That **RICHARD W. GRAHAM**

for the consideration hereinafter stated to the grantor paid by ROSEMARY GASKIN AND DEANNA NAKAGAKI, hereinafter called the grantor,

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 LEGAL DESCRIPTION MADE A PART HEREOF

(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 an existing loan at Klamath First Federal Savings and Loan recorded in Volume M95 at page 20030 Microfilm Records of Klamath County, Oregon which the Grantees do not agree to assume and will be held harmless from any liability resulting therefrom 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 \$180,000.00.....
 ⓉHowever, the actual consideration consists of or includes other property or value given or promised which is
 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.

96. IN WITNESS WHEREOF, the grantor has executed this instrument this 17 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 THE 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.

Richard W. Graham

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 17, 1996,
by Richard W. Graham

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



My commission expires 3-2-2000

STATE OF OREGON,
County of..... } ss.

~~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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.
Witness my hand and seal of
County affixed.~~

NAME _____ TITLE _____
By _____ Deputy _____

SPACE RESERVED
FOR
RECORDER'S USE

County's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bolemany gaskin: Deannel atagaki
P.O. BOX 471
FORT EVAN ARIZONA 87624

Until requested otherwise send all tax statements to (Name, Address, Zip):

Klamath First Federal
box # 090-04-15823
540 main st 97601

PARCEL 1

Lots 1, 2, 3 and 4 in Block 12 of HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the S1/2 of vacated 6th Street which inured thereto vacated by Order of Vacation recorded September 12, 1962 in Volume 340, page 170, Deed Records of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Klamath Street and that portion of vacated 6th Street which inured thereto as disclosed by Order Granting Vacation, recorded July 26, 1995 in Volume M95, page 19420, Microfilm Records of Klamath County, Oregon.

PARCEL 2

Lots 1 and 2 in Block 13, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Klamath Street and that portion of vacated 6th Street which inured thereto as disclosed by Order Granting Vacation, recorded July 26, 1995 in Volume M95, page 19420, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day
of July A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 21216.

FEE \$35.00

By Bernetha G. Letsch, County Clerk