

5471

## WARRANTY DEED—SURVIVORSHIP

23604

KNOW ALL MEN BY THESE PRESENTS, That

Jessie Illia Simpson aka Illia J. Simpson

for the consideration hereinafter stated to the grantor paid by

Illia J. Simpson and Marion Jean Thomason

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:

Beginning at a point on the southwesterly boundary of Lot 23, Homedale, a platted subdivision in Klamath County, Oregon, which point is N. 66°33' W., 287.5 feet from the most southerly corner of said Lot 23; thence N. 14°05' E., 309.15 feet, more or less, to the northeasterly boundary of said Lot 23; thence N. 70°37' W., along said northeasterly boundary, a distance of 57.0 feet; thence S. 16°58½' W., 302.92 feet, more or less, to the southwesterly boundary of said Lot 23; thence S. 66°33' S., 73.0 feet, more or less, to the point of beginning; being a portion of Lot 23 of said Homedale.

\* Rerecorded to correct legal description \*

(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 \$ 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 31st day of August, 1995; 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.

+ Jessie Illia Simpson  
Jessie Illia Simpson

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 31, 1995,

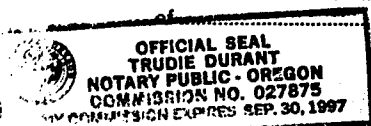
by Jessie Illia Simpson

This instrument was acknowledged before me on , 19 ,

by

as

of



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):

Illia J. Simpson

5615 Harlan Drive.

Klamath Falls, OR 97603

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

SPACE RESERVED  
FOR  
RECORDER'S USE

INDEXED

Fees: \$30.00

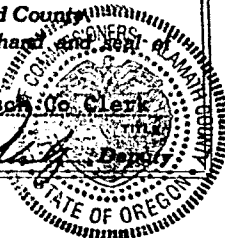
STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 31st day of August, 1995, at 2:53 o'clock P.M., and recorded in book/reel/volume No. M95 on page 23604 and/or as fee/file/instrument/microfilm/reception No. 5471, Record of Deeds of said County.

Witness my hand and seal of said County affixed.

Bernetha G. Letson, Co. Clerk

By [Signature] Deputy



24623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day  
of August A.D., 19 96 at 3:56 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 24622.

FEE \$10.00/RR

Bernetha G Letsch, County Clerk

By [Signature]

RECEIVED

AMERICAN TITLE & TRUST COMPANY

2000