

23712

WARRANTY DEED—SURVIVORSHIP

Vol. M96 Page 26137

KNOW ALL MEN BY THESE PRESENTS, That ROSEMARY GASKIN

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

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:

A parcel of land located in Block 3 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, more particularly described as follows:

Beginning at point on the Easterly right of way line of Hessig Street 165.34 feet South 00 Degrees 01'23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00°01'23" West 50.00; thence East 78.50 feet; thence South 00° 01'23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street; thence along said right of way line, North 00° 01'23" East 80.00 feet to the point of beginning.

Key No. 797212

(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 those of record and apparent to the land

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 \$..to..change..vesting  
①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ②(The sentence between the symbols①, 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 21 day of August, 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 FEE 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.

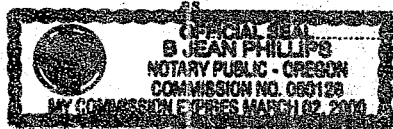
STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 21, 1996,

by Rosemary Gaskin

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_



Rosemary Gaskin  
Rosemary Gaskin

B. Jean Phillips  
Notary Public for Oregon  
My commission expires 3-2-2000

Grantor's Name and Address  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Rosemary Gaskin and Deanna Nakagaki  
P.O. BOX 467  
Fort Klamath Oregon 97626  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of August, 1996, at 11:42 o'clock A.M., and recorded in book/reel/volume No. M96 on page 26137 and/or as fee/file/instrument/microfilm/reception No. 23712, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha C. Letsch, County Clerk

NAME TITLE  
By Cherry L. Russell, Deputy