

NL

23976

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That

Arthur R. Rodgers

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

Arthur R. Rodgers

And Jewell R. Offinga

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:

All of Lot Eleven (11) in Block Three (3) THIRD ADDITION to Altmont Acres, as shown by the official plat of record now on file in the office of the county clerk of Klamath County, Oregon. Subject, however, to all contracts with the United States of America, Klamath Water User's Association and Klamath Irrigation District, relative to the reclamation and irrigation of said land, and all rights of way heretofore granted or in use at this time for roads, ditches and canals and easements therefor; and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described.

(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 \$ 0

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 28th 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.

Arthur R. Rodgers

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.

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on August 28, 1996, by Arthur R. Rodgers

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

by _____,

as _____



Judy Young
Notary Public for Oregon
My commission expires 7-21-98

Arthur R. Rodgers
2835 WIARD ST.
KLAMATH FALLS, OR 97603

Jewell R. Offinga
2835 WIARD
KLAMATH FALLS, OR 97603

After recording return to (Name, Address, Zip):
Klamath County Clerk
507 MAIN
KLAMATH FALLS, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Arthur R. Rodgers
2835 WIARD
KLAMATH FALLS, OR 97603

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 29th day of August, 1996 at 11:16 o'clock A.M., and recorded in book/reel/volume No. M96 on page 26715 and/or as fee/file/instrument/microfilm/reception No. 23976., Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE
By Kathleen Ross, Deputy

Fee: \$30.00

SPACE RESERVED
FOR
RECORDER'S USE

96 AUG 29 AM 11:16

Rec'd
Sep 30-