

RE NA

25167

mtc 39180

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That MIYOKO ADKISSON

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by MIYOKO ADKISSON AND GARY ADKISSON

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:

The Easterly 37.5 feet of Lot 79 and the Westerly 55 feet of Lot 80,
YALTA GARDENS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

(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 \$10,000.00 change vesting
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of September, 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.

Miyoko Adkisson
Miyoko Adkisson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 13, 1996,

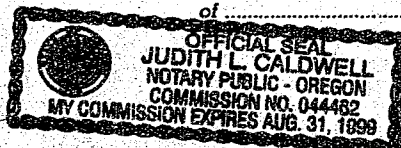
by Miyoko Adkisson

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

by _____

as _____

of _____



Judith L. Caldwell

Notary Public for Oregon

My commission expires 8-31-99

Miyoko Adkisson

Grantor's Name and Address

Miyoko Adkisson and

Gary Adkisson

Grantee's Name and Address

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

KLAMATH FIRST FEDERAL S&L

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

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

no change

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 17th day of September, 1996, at 11:43 o'clock A.M., and recorded in book/reel/volume No. M96 on page 29320 and/or as fee/file/instrument/microfilm/reception No. 25167, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Cheryl [Signature] Deputy

Fee: \$30.00

96 SEP 17 AM 1:43