

NL

27536

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That James W. Weaver Sr. and Edna C. Weaver, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dwain Weaver and Keith Weaver

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:

Tract 5 of Junction Acres, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to all easements, reservations and restrictions of record.

Grantor relinquishes their right to a Life Estate.

(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 \$ 0.00.
 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 23rd day of October, 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.

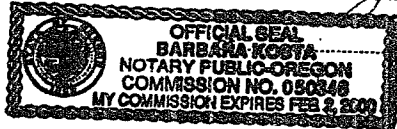
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

James W. Weaver Sr.
Edna C. Weaver

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 29, 1996, by Edna C. Weaver

This instrument was acknowledged before me on October 29, 1996, by James W. Weaver Sr.



Barbara Kosta

Notary Public for Oregon
 My commission expires 2-2-2000

James W. Sr. & Edna C. Weaver
8445 Highway 140E
Klamath Falls, OR 97603
 Grantor's Name and Address
Keith S Dwain Weaver
4400 Summers Lane
Klamath Falls, OR 97603
 Grantee's Name and Address
 After recording return to (Name, Address, Zip):
Keith Weaver
4400 Summers Lane
Klamath Falls, OR 97603
 Until requested otherwise send all tax statements to (Name, Address, Zip):
4400 Summers Lane
Klamath Falls, OR 97603

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 30th day of October, 1996, at 2:26 o'clock P. M., and recorded in book/reel/volume No. M96 on page 34278 and/or as fee/file/instrument/microfilm/reception No. 27536, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Barbara Kosta, Deputy

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