

40942 97 JUL 11 P3:29

WARRANTY DEED—SURVIVORSHIP

Vol. M97 Page 21836

KNOW ALL MEN BY THESE PRESENTS, That MILDRED L. HAYES

MICHELLE R. ESQUEDA, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by MILDRED L. HAYESMICHELLE R. ESQUEDA
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 PORTION OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 10 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNINGS AT THE NORTHEAST CORNER OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SEC. 3;
 THENCE NORTH, ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$, 375.5 FEET;
 THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$, 531.0 FEET, MORE OR LESS TO A POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DEEDED TO JAMES BARNES AND DESCRIBED IN VOL. 216, PAGE 233 KLAMATH COUNTY DEED RECORDS THENCE 5.33° 48', E, ALONG THE BOUNDARY OF SAID JAMES BARNES PROPERTY, 450.12 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SEC. 3; THENCE EAST 270.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES, MORE OR LESS.

(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 \$OTHER THAN MONEY
 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 _____ day of _____, 19____; 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.

Mildred L. Hayes

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

This instrument was acknowledged before me on July 11, 1997

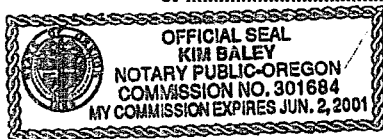
by Mildred L. Hayes

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

by _____

as _____

of _____



Kim Bailey

Notary Public for Oregon

My commission expires June 2, 2001

Mildred L. Hayes
 21848 McBRILL PIKE
 KLAMATH FALLS, OR 97603

Grantor's Name and Address

Grantee's Name and Address

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

Mildred L. Hayes
 SAME AS ABOVE

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

Mildred L. Hayes
 SAME AS ABOVE

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

I certify that the within instrument was received for record on the 11th day of July, 1997, at 3:29 o'clock P.M., and recorded in book/reel/volume No. M97 on page 21836 and/or as fee/file/instrument/microfilm/reception No. 40942 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

NAME

TITLE

By Kathleen Reas, Deputy

Fee \$30.00