

LN #0600400363
ECT #51174

48341

WARRANTY DEED - SURVIVORSHIP

Vol 1797

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KNOW ALL MEN BY THESE PRESENTS, That Betty B. Thurston and Charles E.

Thurston, Jr.

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by Betty B. Thurston, Charles E.

Thurston, Jr., and Deanna L. Thurston

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:

See attached for description

(IF SPACE IS SUFFICIENT, 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 \$ to change title. 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 3rd day of November, 1997; 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.

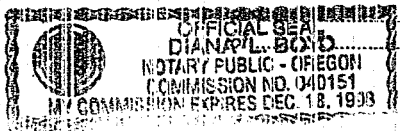
Betty B. Thurston
Betty B. Thurston

Charles E. Thurston, Jr.
Charles E. Thurston, Jr.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 3, 1997, by Betty B. Thurston and Charles E. Thurston, Jr.

This instrument was acknowledged before me on , 19, by



[Signature of Diana L. Boyd]

Notary Public for Oregon

My commission expires 12-18-98

Betty B. Thurston
Charles E. Thurston, Jr.

Grantor's Name and Address
Betty B. Thurston
Charles E. Thurston, Jr. and
Deanna L. Thurston

Grantee's Name and Address

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

Betty B., Charles E. Thurston, Jr.
and Deanna L. Thurston

2836 Eastmont St., K Falls, OR 97603

We'll request/otherwise send all tax statements to (Name, Address, Zip):

same

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME:

TITLE

By Deputy

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the SE ¼ SW ¼ Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of Patterson Street, as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE ¼ SW ¼ of Section 1, Township 39 South, Range 9 E.W.M., bears S. 89°06' W. 30 feet distant; thence S. 0°54' E. along the said Easterly right of way line of Patterson Street 1000 feet to an iron pin on the Northerly right of way line of Maryland Street; thence N. 89°06' E. along the said Northerly right of way line of Maryland Street 420 feet to an iron pin; thence N. 0°54' W. 193.4 feet to the true point of beginning of this description; thence continuing N. 0°54' W. 96.7 feet to a point; thence N. 89°06' E. 100 feet to a point; thence S. 0°54' E. 96.7 feet to a point; thence S. 89°06' W. 100 feet more or less to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 7th day
of Nov A.D. 19 97 at 3:16 o'clock P.M., and duly recorded in Vol. M97
of on Page 36994

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen B. B. B.