

48929

WARRANTY DEED --- SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ERIC H. SPIESS & MELADEE DODDS
DBA M. & E. BUILDING ENTERPRISES OF GALT, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by

DEBRA M. BRAY
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:

LOT 22 BLOCK 2 TRACT NO 1096 AMERICANA IN COUNTY OF KLAMATH
STATE OF OREGON MAP 3909-14 DA-3300

(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 \$102,000.00
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 18 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 299.06.

X Eric H. Spiess

X Meladee Dodds

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on 19

by

This instrument was acknowledged before me on 19

by

as

of

TERRY PARKER
Comm. # 1095074
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires Apr. 21, 2001

TERRY PARKER
Comm. # 1095074
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires Apr. 21, 2001

My commission expires Apr. 21, 2001

ERIC H. SPIESS & MELADEE DODDS
DBA M. & E. BUILDING ENTERPRISES
OF GALT 620 MYRTLE AVE
GALT CA 95632

DEBRA M. BRAY
5529 LIBERTY AVE KLAMATH FALLS
97603

DEBRA M. BRAY
5529 LIBERTY AVE
KLAMATH FALLS OR 97603

DEBRA M. BRAY
5529 LIBERTY AVE
KLAMATH FALLS OREGON 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 21st day
of November 1997 at
11:03 o'clock A.M. and recorded in
book/reel/volume No. 197 on page
38210 and/or as fee/file/instru-
ment/microfilm/reception No. 48929
Record of Deeds of said County.

Witness my hand and seal of
County aifixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Kree Deputy