

53622

WARRANTY DEED - SURVIVORSHIP Vol. M98 Page 5961

KNOW ALL MEN BY THESE PRESENTS, That HUGH D. STEVENSON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by SHARON I STEVENSON AND HUGH D. STEVENSON

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 TRACT OF LAND SITUATED IN LOT 11 OF JUNCTION ACRES, ACCORDING TO THE duly RECORDED PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEGINNING at The NORTHWEST corner of Lot 11 of Junction ACRES; Thence South 527 feet; Thence East 248.4 feet; Thence North 92 feet; Thence West 100 feet; Thence North 435 feet; Thence West 148.4 feet ALONG Highway 140 to Point of Beginning.

(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 \$

~~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 Φ , 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 20 day of February, 1998; 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.

Key 20 Stevens by Ernest Stevens - P.O.A.

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.

STATE OF OREGON, County of Klamath ss.

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

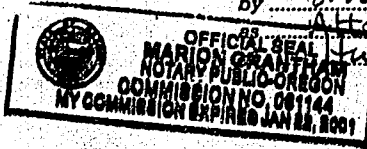
by _____

This instrument was acknowledged before me on February 20, 1998,

by Ernest Stevenson

Attorney in Fact

Hugh D. Stevenson



Marion Grantshaw

Notary Public for Oregon

My commission expires 1/22/01

HUGH D. STEVENSON
7906 Highway 140 East
Klamath Falls, Oregon 97603

Grantor's Name and Address

SHARON I. STEVENSON
7906 Highway 140 East
Klamath Falls, Oregon 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
HUGH D. STEVENSON
SHARON I. STEVENSON
7906 Highway 140 E, Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
HUGH D. STEVENSON
7906 Highway 140 East
Klamath Falls, Oregon 97603

AMERITIME has received this instrument by regular Oregon accommodation only and has not examined for irregularity and sufficiency or as to its effect upon title to any real property that may be described therein.

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 24th day of February, 1998, at 11:41 o'clock A.M., and recorded in book/reel/volume No. M98 on page 5961 and/or as fee/file/instrument/microfilm/reception No. 53622, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy