

NA

63435

## WARRANTY DEED—SURVIVORSHIP

Vol 1798 Page 27434

KNOW ALL MEN BY THESE PRESENTS, That W. E. Hantzmon, a widower

for the consideration hereinafter stated to the grantor paid by W. E. Hantzmon and  
William E. Hantzmon III  
 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 EXHIBIT A

(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

except as above stated

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 \$ 10.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 26 day of July, 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.

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 July 26, 1998,

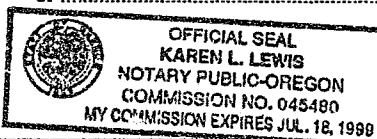
by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Karen L. Lewis  
 Notary Public for Oregon  
 My commission expires 7/18/99

W. E. Hantzmon  
3949 Mack Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

W. E. Hantzmon

3949 Mack Ave.

Klamath Falls, OR 97603

Grantee's Name and Address

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

W. E. Hantzmon

3949 Mack Ave.

Klamath Falls, OR 97603

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

W. E. Hantzmon

3949 Mack Ave.

Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USESTATE 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

350 (2)

Beginning at a point which lies N.  $1^{\circ} 14'$  W. a distance of 680.3 feet and S.  $89^{\circ} 26'$  W. a distance of 430 feet from the iron pin which marks the section corner common to Sections 2, 3, 10, and 11, T 39 S. R. 9 E. W. M., and run thence: Continuation S.  $89^{\circ} 26'$  W. a distance of 200 feet to an iron pin; thence N.  $1^{\circ} 14'$  W. a distance of 144.1 feet to an iron pin; thence N.  $89^{\circ} 24'$  E. a distance of 200 feet to an iron pin; thence S.  $1^{\circ} 14'$  E. a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.66 acres, more or less, in the S $\frac{1}{4}$ S $\frac{1}{4}$ N $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, T. 39 S. R. 9 E. W. M.  
 "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners across the North and East sides of said lot. Subject to the restr: that no dwelling house shall be placed upon said land less than \$1500.00; that such dwelling house shall be outside and shall be set back at least 20 feet from p: line on Mack Avenue, being a road running East and West the Southerly line of above described tract."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of W.E. Hantzmon the 27th day  
 of July A.D., 19 98 at 2:38 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 27434

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose