

NA

65942

WARRANTY DEED — SURVIVORSHIP

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98 SEP -9 A9:51

KNOW ALL MEN BY THESE PRESENTS, That LUTHER GORDON, A Widower,

for the consideration hereinafter stated to the grantor paid by LUTHER GORDON & VICKI GUMZ, AS TENANTS BY THE ENTIRETY, hereinafter called the grantor,

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:

PARCEL 21: A tract of land situated in the NE 1/4 SW 1/4 of section 27; T23S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of the NE 1/4 SW 1/4 of said section 27; thence N89° 55' 42" E 34.69 feet; thence South 671.36 feet; thence West 324.50 feet; thence North 670.96 feet; thence N 89° 55: 42" E 289.81 feet to the Point of Beginning, containing 5.00 acres, more or less. The above described tract of land is subject to a 30-foot road easement along the south side.

(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 \$ None
ⓐ 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ⓐ, 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 4 day of September 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.

Vicki Gumz
VICKI GUMZ, Attorney-in-Fact for Luther Gordon

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on Sept. 4, 1998, by VICKI GUMZ, Attorney-in-fact for Luther Gordon

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

OFFICIAL SEAL
SUE GRAYNOTARY PUBLIC-OREGON
COMMISSION NO. 049871

MY COMMISSION EXPIRES DEC. 12, 1999

Sue Gray
My commission expires 12/12/99 Notary Public for Oregon

Luther Gordon

P.O. Box 982

La Pine, Oregon 97739

Grantor's Name and Address

Luther Gordon & Vicki Gumz

144824 Gracewood Place

La Pine, Oregon 97739

Grantee's Name and Address

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

Luther Gordon & Vicki Gumz

144824 Gracewood Place

La Pine, Oregon 97739

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

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

I certify that the within instrument was received for record on the 9th day of September, 1998, at 9:51 o'clock A.M., and recorded in book/reel/volume No. M98 on page 33158 and/or as fee/file/instrument/microfilm/reception No. 65942, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Bernetha G. Letsch, Deputy

Fee \$30.00