

63099

WARRANTY DEED—SURVIVORSHIP

Vol. 198 Page 40403

KNOW ALL MEN BY THESE PRESENTS, That Gail B. Seifert

for the consideration hereinafter stated to the grantor paid by Gail B. Seifert and Clark B. Seifert, Sr.

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 9 of Nimrod Park as per plat filed for record November 21, 1962, records of said County.

Together with a portion of lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 9; thence S.00° 54' E across Lot 27 to a point on the Northerly Bank of the Sprague River; thence in a westerly direction along the Northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the Westerly sideline of said Lot 9 and the Northerly river bank; thence, from said intersection N. 00° 54' W to the southwest corner of said Lot 9; thence S 86° 31' E along the southerly lot line of said lot to the point of beginning.

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, official records of said county and state.

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 \$0.00. 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 19th day of October, 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.

Minnesota
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 26, 1998,

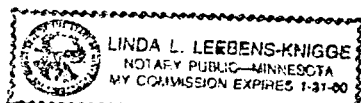
by Gail B. Seifert

This instrument was acknowledged before me on Oct. 26, 1998,

by Clark B. Seifert, Sr.

as _____

of _____



Linda L. Leebens-Knigge
My commission expires January 31, 2000

Grantor's Name and Address
Gail B. Clark B. Seifert, Sr.
2609 East 22nd St., Mpls., MN 55406

Grantor's Name and Address
Gail Clark Seifert
2609 East 22nd St., Mpls., MN 55406

After recording return to (Name, Address, Zip):
Gail Clark Seifert
2609 East 22nd St., Mpls., MN 55406

Until requested otherwise send all tax statements to (Name, Address, Zip):
Gail B. Clark B. Seifert, Sr.
2609 East 22nd St., Mpls., MN 55406

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of November, 1998, at 2:11 o'clock P.M., and recorded in book/reel/volume No. 198 on page 40403 and/or as fee/file/instrument/microfilm/reception No. 62099, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By Katherine R. Rasmussen, Deputy