

NA NA

76178

WARRANTY DEED

SURVIVORSHIP

Page

8945

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

for the consideration hereinafter stated to the grantor paid by SHARON I. STEVENSON hereinafter called the grantor, 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:

SEE ATTACHED EXHIBIT A

SUBJECT TO AND EXCEPTING THEREFROM
THOSE EXCEPTIONS DESCRIBED IN THE
ATTACHED 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

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 whether)~~ ~~of the sentence between the symbols \$, if not applicable, should be deleted. See GRS 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 15 day of March, 1999; 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 _____, 19____,

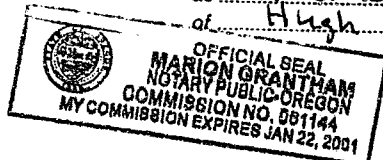
by _____

This instrument was acknowledged before me on March 15, 1999,

by Ernest Stevenson

as Attorney in Fact

of Hugh D. Stevenson



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 E
KLAMATH FALLS, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

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

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AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity or as to its effect upon the title to any land that may be described therein.

EXHIBIT A

Township 36 South, Range 11 E.W.M.

Section 36: E½SW¼, SAVING AND EXCEPTING therefrom the Northerly 979 feet thereof, AND ALSO SAVING AND EXCEPTING the Westerly 261 feet thereof.

W½SE¼ lying Northerly of the right of way of the Klamath Falls-Lakeview State Highway (State Routes 66 and 140)

Township 37 South, Range 11 E.W.M.

Section 1: Those portions of Lot 3 and the SE¼NW¼ lying Northerly of the Klamath Falls-Lakeview Highway. Together with an easement recorded in Volume M-70 *

SUBJECT TO AND EXCEPTING THEREFROM:

1. Location of power and telephone lines and public roads.
 2. Grant of Right of Way, including the terms and provisions thereof, given by Mark-Time, Inc., an Oregon corporation, dated March 4, 1963, recorded June 21, 1963, in Volume 346 page 223, Deed Records of Klamath County, Oregon.
 3. Telephone Line Right of Way Easement, including the terms and provisions thereof, given by C. E. Milhorn aka Clifford E. Milhorn, and Brett C. Milhorn, to Telephone Utilities of Eastern Oregon, Inc. dated April 6, 1984, recorded August 6, 1984, in Volume M84 page 13550, Deed Records of Klamath County, Oregon.
- *at page 4920 of the Klamath County Deed Records on June 16, 1970, for the property described above to obtain domestic water from a spring situated in Government Lot 3 of Section 1, Township 37 South, Range 11 E.W.M. to transport water to the residence located on property described above.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day of March A.D., 1999 at 11:18 o'clock A. M., and duly recorded in Vol. M99 of Deeds on Page 8945

Linda Smith, County Clerk

by Kathleen Rose

FEE

\$35.00