

NA

99 APR 16 P1:57

## WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That FRANK CANALES AND MELBA CANALES

for the consideration hereinafter stated to the grantor paid by FRANK CANALES, MELBA CANALES AND CATHRYN ANDRADE, 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:

Lot 22 in Block 7 of TRACT 1053, OREGON SHORES situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(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 those of record and apparent to the land

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 \$ to change vesting 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  $\Phi$ , 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 16 day of April, 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.

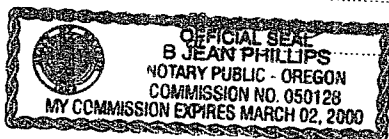
Frank Canales  
Frank Canales

Melba Canales  
Melba Canales

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on April 16, 1999, by Frank Canales and Melba Canales.

This instrument was acknowledged before me on 19 by 19.



B Jean Phillips  
Notary Public for Oregon

My commission expires 3-2-00

Grantor's Name and Address

Grantee's Name and Address

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

Frank Canales et al  
2617 Cinnaron Avenue  
Simi Valley, California 93065

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

same as above

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 16th day of April, 1999, at 1:57 o'clock P.M. and recorded in book/reel/volume No. 199 on page 14019 and/or as fee/file/instrument/microfilm/reception No. --- Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, Co. Clerk

NAME

TITLE

By Melba Canales, Deputy

Fee \$30.00

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