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99 MAY 21 1999

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## WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS J. REED

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by PHYLLIS J. REED AND LLOYD H. MORRIShereinafter 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 1 in Block 14, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1-3809-298B-05200

Key No. 184758

(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 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 \$ other than money

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.

99 IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of May, 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.

Phyllis J. Reed

STATE OF OREGON, County of Klamath ) ss.by Phyllis J. Reed This instrument was acknowledged before me on May 21, 1999This instrument was acknowledged before me on May 21, 1999

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

OFFICIAL SEAL  
CAROL A. MCCULLOUGH  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 305376  
MY COMMISSION EXPIRES NOV 7, 2001

Carol A. McCullough

Notary Public for Oregon

My commission expires Nov 7, 2001

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Lloyd H. Morris and Phyllis J. Reed2220 Van CampKlamath Falls, Oregon 97601Until requested otherwise send all tax statements to (Name, Address, Zip):  
same as aboveSPACE RESERVE  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 5/21/99, at 3:18 p.m.In Vol. M99 Page 20394

Linda Smith, County Clerk

Fee \$ 30 -

Linda Smith