

NS

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Helen M. Epperson

Grantor's Name and Address

Helen M. Epperson

Leonard J. Fritz

Grantee's Name and Address

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

Hwlwn Epperson & Leonard Fritz

8665 Harpold Road

Klamath Falls OR 97603

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

same

SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 1/18/00, at 11:39 a m.
In Vol. M00 Page 1545
Linda Smith,
County Clerk Fee \$ 21.00

MTC 50070-MG

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that HELEN M. EPPERSONhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HELEN M. EPPERSON AND
LEONARD J. FRITZhereinafter called grantees, does hereby grant, bargain, sell and convey 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, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Government Lot 10 in Section 31, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that 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 grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

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. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (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 this deed applies equally to corporations and to individuals.

In witness whereof, grantor has executed this instrument this day of January, 192000, if grantor is a corporation, 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.

HELEN M. EPPERSON

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on January 11, 192000,
by HELEN M. EPPERSONThis instrument was acknowledged before me on , 19 ,by as of OFFICIAL SEAL
MARION GRANTHAM
NOTARY PUBLIC-OREGON
COMMISSION NO. 081144
MY COMMISSION EXPIRES JAN 22, 2001

Notary Public for Oregon

My commission expires 1-22-01

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