

NS

'02 JAN 11 AM 11:51

Vol M02 Page 1882  
STATE OF OREGON,

----- DONALD A. DERMINER -----  
 ----- HELEN E. DERMINER -----  
 ----- 7569 CANNON AVE -----  
Grantor's Name and Address  
 ----- SHARON I. MILLER -----  
 ----- 140 DALIHA ST. -----

-----  
Grantee's Name and Address

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

DONALD A. DERMINER

7569 CANNON AVE.

KLAMATH FALLS, OR: 97603

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

SAME

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath ty  
 Recorded 01/11/2002 11:51 a m.  
 Vol M02, Pg 1882-1883 --  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2 y.

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that DONALD A. DERMINER AND HELEN E. DERMINER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DONALD A. DERMINER  
 AND HELEN E. DERMINER AND SHARON I. MILLER  
 hereinafter 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, heredita-  
 ments and appurtenances thereunto belonging or in any way appertaining, situated in County,  
 State of Oregon, described as follows, to-wit:

SEE EXHIBIT A

(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 \$ LOVE. 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 11 day of JANUARY 2002, 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 REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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.

*Donald A. Derminer*  
*Helen E. Derminer*

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Jan 11, 2002

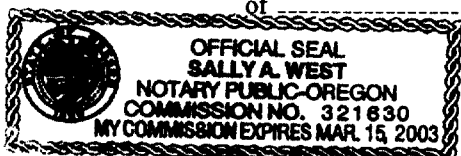
by Donald A. Derminer Helen E. Derminer

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Sally A. West  
Notary Public for Oregon

My commission expires Mar. 15, 2003

26

..... GLEN W. HOUT .....  
 ..... EXHIBIT A .....  
 ..... not as tenants in common but with the right of survivorship, their assigns and the heirs of such survivor, all

the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath ..... and State of Oregon, bounded and described as follows, to-wit: Beginning at a point on the Northerly line of Main Street, 32 feet Northeasterly along said line from the most Southerly corner of Lot 2, Block 48, of Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof; thence Northwesterly at right angles to Main Street, a distance of 119.65 feet to the Northerly line of said Lot 2; thence Northeasterly parallel to Main Street, a distance of 34.83 feet, more or less, to the most Northerly corner of said Lot 2; thence Southeasterly along the Easterly line of said Lot 2, a distance of 119.65 feet to Main Street; thence Southwesterly along the Northerly line of Main Street, 34.83 feet more or less, to the place of beginning being all of Lot 2 of said Block 48, excepting the Southwesterly 32 feet thereof, SAVING AND EXCEPTING therefrom the Northwesterly 2 feet of said property deeded to the City of Klamath Falls, Oregon a municipal corporation in deed recorded October 27, 1958, in Volume 305 of Deeds, page 354, records of Klamath County, Oregon.

SUBJECT TO: (1) The terms and provisions in the deed from John Shannon, et al, to Klamath Valley Lumber Company, dated December 17, 1949, recorded December 28, 1949, in Deed Book 236, page 77, and the references contained therein. (2) The terms and provisions in the agreement between John H. Shannon, et al, and Glen W. Hout, et al dated January 23, 1941, recorded January 31, 1941, in Deed Book 135, page 189. (3) The agreement, including the terms and provisions thereof, between Klamath Valley Lumber Company and Muriel Hendricks, et vir, et al, dated June 7, 1950, recorded September 25, 1950, in Deed Book 242, page 246, and, easements and rights of way of record, and those apparent on the land.