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02 FEB 25 AM 11:05

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STATE OF OREGON, 1Mercedes Richards

Grantor's Name and Address

Herbert George Richards

Grantee's Name and Address

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

Mercedes Richards, et al4726 Sturdivant AvenueKlamath Falls, OR 97603

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

same as aboveSPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/25/2002 11:05 a m.Vol M02, Pg 11143

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

MTR 1396-3653

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Mercedes Richards

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Herbert George Richardshereinafter 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:

Lot 8 in block 7, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the Office of the County Clerk of 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 \$ 0. 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 22nd day of February, 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 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.

Mercedes Richards
Mercedes RichardsSTATE OF OREGON, County of Klamath, ss.This instrument was acknowledged before me on February 22, 2002, by Mercedes Richards

This instrument was acknowledged before me on _____, 19____, by _____ as _____

Mary Ann Smith
Notary Public for Oregon
My commission expires 12/20/02