

State of Oregon, County of Klamath
Recorded 09/09/04 12:57 p m
Vol M04 Pg 60331-33
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

SURVIVORSHIP DEED

06

Know all Men by these Presents that Marcia Hughes ("Grantor"), for the consideration of Ten Dollars (\$10.00) received to his/her full satisfaction, grant with general warranty covenants and with a full release of all rights of dower in the real property to Marcia Hughes and Rickey McMahon ("Grantee"), husband and wife, whose tax-mailing address is 2123 Kimberly Drive, Klamath Falls, OR 97603, for their joint lives, remainder to the survivor of them, the following real property:

The real property located at 2123 Kimberly Drive, Klamath Falls, OR 97603 and described as follows:

Lot 12, Block 2, Tract No. 1120, SECOND ADDITION TO EAST HILLS ESTATES,
according to the official plat thereof on file in the office of the Clerk of Klamath
County, Oregon

Subject to restrictions, conditions, limitations, reservations and easements, if any, of record.
Permanent Parcel Number: R505251
Prior Recording: September 13,2002

To have and to hold the above-granted and bargained premises, with the appurtenances thereunto belonging, unto Grantee, his/her heirs and assigns forever.

And Grantor, for him/herself and his/her heirs and assigns, hereby covenant to Grantee, his/her heirs and assigns, that at and until the ensealing of these presents, he/she is well seized of the of the above-described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner aforesaid, and that the same is free and clear from all encumbrances whatsoever except easements, restrictions, reservations, conditions and other matters of record, taxes and assessments, both general and special, tenants in possession and zoning ordinances, and that Grantor will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, his/her successors and assigns, against all lawful claims and demands whatsoever except as aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand, on the ^{30th} day of Jan, 2003.2004 *mln*

SIGNED IN THE PRESENCE OF:

Traci Jensen
Signed and printed name of witness

Traci Jensen

Marcia Hughes
Signature of seller/grantor

Melinda Jensen
Signed and printed name of witness

Melinda Jensen

Unofficial
Copy

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF KLAMATH } SS:

Before me, a Notary Public in and for said County and State, personally appeared MARCIA HUGHES (seller), who acknowledged that s/he did sign the foregoing instrument and that the same is her/his free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at KLAMATH FALLS, OR, this 30TH day of JAN, 2004.

Tammara L. Wiard
Notary Public

My commission expires on:

