

EE

05 FEB 2 AM 9:17

Vol M05 Page 07472

Ronald &amp; Alice Croxford

4817 Altamont Dr

Klamath Falls, Or 97603

Grantor's Name and Address

Grantee's Name and Address

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

Ronald &amp; Alice Croxford

4817 Altamont Dr

Klamath Falls, Or 97603

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

Ronald &amp; Alice Croxford

4817 Altamont Dr

Klamath Falls, Or 97603

cc: Carol Robert

State of Oregon, County of Klamath

Recorded 02/02/05 9:17a mVol M05 Pg 07472

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Ronald A. Croxford and Alice Fay Croxfordhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ronald A. Croxford, Alice Fay Croxford and Brad Croxfordhereinafter 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:

The North third of the West half of Tract 16 of Re-subdivision of Tracts 25 to 32 inclusive of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less a 10 foot strip of land lying along the West boundary line which has been deeded to Klamath County, Oregon, for road purposes.

(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-. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 on February 1, 2005; 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.

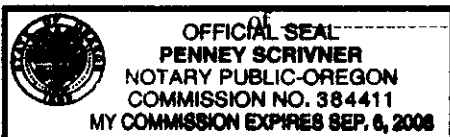
Ronald A. Croxford  
Alice Fay Croxford

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on February 1, 2005  
by Ronald A. Croxford & Alice Fay Croxford

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

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon

My commission expires Sept 6, 2006