

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



05 JUL 15 PM 3:34

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Evelyn M. Ayers
35720 Madoc Pt Rd.
Chiloquin, OR 97624

Grantor's Name and Address
Evelyn M. Ayers - Jody D. Ayres
Same

Grantee's Name and Address

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

Evelyn M. Ayers
35720 Madoc Pt Rd
Chiloquin OR 97624

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

Same

SP/

RECORDING USE

State of Oregon, County of Klamath

fixed.

Recorded 07/15/05 3:34pm

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that EVELYN M. AYERS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by EVELYN M. AYERS AND JODY D. AYRES

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, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Southerly 150 feet of Government Lot 16, Section 7, Township 35 South Range 7 E.W.M., Lying West of State Highway 427, Except the Easterly 450 feet thereof, and addition thereto a perpetual easement 15 feet North of said property extending from Hwy 427 to the lakeshore for access.

(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): except those of record and apparent to the land

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 ①, 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 July 15 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.

Evelyn M. Ayers
Evelyn M. Ayers

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on July 15 2005by Evelyn M. Ayers

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
EMILY COE
NOTARY PUBLIC- OREGON
COMMISSION NO. 379907
MY COMMISSION EXPIRES APR 21, 2008

Emily Coe
Notary Public for Oregon
My commission expires April 21, 2008

CA
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