

**M06-01227**

Klamath County, Oregon

01/20/2006 03:42:36 PM

Pages 2 Fee: \$26.00

Grantor's Name and address:

Kathleen F. Steinbock  
4750 Onyx  
Klamath Falls, OR 97603

Grantee's Name and address:

Kathleen F. Steinbock  
Richard Steinbock  
Margaret Holliday  
% 4750 Onyx  
Klamath Falls, OR 97603

After recording return to:

Margaret Holliday  
3742 Collier Lane  
Klamath Falls, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

Margaret Holliday  
3742 Collier Lane  
Klamath Falls, OR 97603

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Kathleen F. Steinbock, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kathleen F. Steinbock, Richard Steinbock and Margaret Holliday, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 34, FIRST ADDITION to SUMMERS LANE HOMES in Klamath County, Oregon,

Subject to contract and/or liability for irrigation and/or drainage, easement and rights of way of record and apparent on the land; restrictions and setback lines and irrigation ditches as shown on the plat and dedication of said addition; to conditions and restrictions set forth in that certain Declaration of Conditions and Restrictions recorded December 12, 1958 in Vol. 307, page 441 of Klamath County Deed Records, and to rules, regulations and assessments of South Suburban Sanitary District.

The grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall rest in the survivors of the grantees.

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To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those encumbrances of record and those apparent on the land and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00; other valuable consideration and for estate planning purposes.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of January, 2006.

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 TO VERIFY APPROVED USES.

Kathleen F. Steinbock  
Kathleen F. Steinbock

STATE OF OREGON )

) ss

Dated: January 18, 2006

County of Oregon )

Personally appeared the above named Kathleen F. Steinbock, appearing through Margaret Holliday acting with Power of Attorney, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Sandra J. McDowell  
Notary Public for Oregon  
My Commission Expires:

