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M06-05595

Klamath County, Oregon

03/27/2006 10:38:06 AM

Pages 1 Fee: \$21.00

Myrle M. Owings

P.O. Box 573

Grantor's Name and Address

Dorothy Theroux

5501 Alva

Grantor's Name and Address

Dorothy Theroux

5501 Alva

Klamath Falls, OR 97603

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

Dorothy Theroux

5501 Alva

Klamath Falls, OR 97603

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

Same as above:

Dorothy Theroux

SP

RE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Myrle M. Owings

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Dorothy C. Theroux and Kathryn R. Sullivan - NOT AS TENANTS IN COMMON BUT WITH FULL RIGHT OF SURVIVORSHIP, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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 61 Block 2, CASA MANANA in
Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 (if no exceptions, so state):

There are no encumbrances

_____, 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 \$ none. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (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.

In witness whereof, the grantor has executed this instrument on March 27, 2006; 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.

Myrle M. Owings

STATE OF OREGON, County of Klamath

ss.

This instrument was acknowledged before me on

March 27, 2006

Notary Public for Oregon

My commission expires

Kate Lukkari

May 30, 2009

CA 21-