

2006-017102

Klamath County, Oregon



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08/24/2006 03:49:53 PM

Fee: \$26.00

This document prepared by (and after
recording return to):

Name:

Firm/Company: Aaron Steers

Address: 10400 Imperial Hwy #16

Address 2:

City, State, Zip: Norwalk, Ca 90650

Phone:

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

Aaron Steers

10400 Imperical Hwy #16

Norwalk, CA 90650

Escrow No. 50100132

Title No. 7029-854082

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED

(Two Individuals to Husband and Wife)

Lot 854085

KNOW ALL BY THESE PRESENTS THAT:

Elon Hanani Steers and **Bonita Lynn Steers**, not as tenants in common, but with right of survivorship hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto Aaron Steers and Michelle Steers husband and Wife with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Lot 622, Block 128, Mills Addition to the City of Klamath Falls, according to the official plat there of on file in the office of the County clerk of Klamath County, Oregon.

SUBJECT to all easements, rights-of-way, protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.
[However, the actual consideration consists of or included 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 required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors

26-17

have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be ☐ prorated between Grantors and Grantees as of the date selected by Grantors and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantors.

The property herein conveyed ☐ is not a part of the homestead of Grantors, or ☐ is part of the homestead of Grantors and if Grantors are married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The true consideration for this conveyance is \$ _____ (Here comply with the requirements of ORS 93.030)

WITNESS Grantor(s) hand(s) this the 19 day of July, 2006.

Grantor
Elon Hanani Steers

Bonita Lynn Steers
Grantor
Bonita Lynn Steers

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.

STATE OF CALIFORNIA
COUNTY OF YUBA

This instrument was acknowledged before me KARNAIL HIRA NOTARY PUBLIC on July 19 2006 (date) by BONITA LYNN STEERS (name(s)) of person(s)

Karnail Hira
Notary Public

KARNAIL HIRA
Print Name

My Commission Expires: FEB 14, 2007

