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



2006-022648

Klamath County, Oregon



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11/13/2006 03:30:16 PM

Fee: \$21.00

SPACE RESE  
FOR  
RECORDER:

Edward L. & Georgia A. HINES  
4995 N. Co Rd 700W  
Scipio Indiana 47273

Grantor's Name and Address

Edward L. & Georgia A. HINES  
Charles E. & Tamala R. HINES  
4229 Rio Vista Pl Oakley CA  
94561

Grantee's Name and Address

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

Edward L. & Georgia A. HINES  
4995 N. Co Rd 700W  
Scipio Ind 47273

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

Edward L. & Georgia A. HINES  
4995 N. Co Rd 700W  
Scipio, Ind 47273

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that

Edward L. &amp; Georgia A. HINES

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Edward A. & Georgia A. HINES Charles E. & Tamala R. HINES

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:

Lot 1, Block 43, Just Addition to "Klamath Forest Estates", according to the official plat thereof on file in the office the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. ① 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. ② (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 Nov 13, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Edward L. Hines

Georgia A. Hines

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 13, 2006

by GEORGIA A. HINES AND EDWARD L. HINES

This instrument was acknowledged before me on

by

as

of



Susie Costic

Notary Public for Oregon

My commission expires

March 13, 2010