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NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2006-023426

Klamath County, Oregon



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11/22/2006 11:47:42 AM

Fee: \$21.00

SPACE RESERVE
FOR
RECORDER'S USE

Mary Anne Smith
4421 Le Habra Way
Klamath Falls, OR 97603
Grantor's Name and Address

John David and Mary Anne Polus
4421 Le Habra Way
Klamath Falls, OR 97603
Grantee's Name and Address

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

4421 Le Habra Way
Klamath Falls, OR 97603
John & Mary Anne Polus

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

John & Mary Anne Polus
4421 Le Habra Way
Klamath Falls, OR 97603

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Mary Anne Smithhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by John and Mary Anne Polus, husband and wife,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 6 in Block 22, Tract 1127, ninth addition to Sunset Village,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

3909-012CD-10300-00

566373

(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): 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 \$ 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 [Ⓢ], 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 November 22, 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.

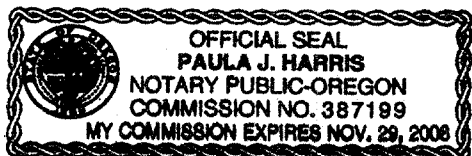
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

Mary Anne Smith
NKA Mary Anne Polus

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Nov 22, 2006
by Mary Anne Smith NKA Mary Anne Polus

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.



Notary Public for Oregon

My commission expires

Nov 29, 2008