

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2006-023427

Klamath County, Oregon



00009475200600234270010019

11/22/2006 11:48:17 AM

Fee: \$21.00

John David Polus
~~Mary Anne Smith~~
 4421 La Habra Way
 Klamath Falls, OR 97603
 Grantor's Name and Address

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

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

4421 La 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 La Habra Way
 Klamath Falls, OR 97603

SPACE RESERV
 FOR
 RECORDER'S U:

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that John D. Polushereinafter called grantor, for the consideration hereinafter stated, to grantor paid by John and Mary Anne Polus
husband & wifehereinafter 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:Lynnewood, Block 2, Lot 2

(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. 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 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 TRANSFER-
 RING 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 REGULA-
 TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
 USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
 EST 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)).

STATE OF OREGON, County of Klamath, ss.This instrument was acknowledged before me on Nov 22, 2006
by John D. Polus

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires Nov 29, 2008