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2008-008089

Klamath County, Oregon



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06/03/2008 12:25:57 PM

Fee: \$26.00

Joseph T. Quinowski  
 Rebecca A. Quinowski  
 12600 Springlake Rd. Klamath Falls, OR 97603

Grantor's Name and Address

Joseph T. Quinowski  
 Rebecca A. Quinowski  
 12600 Springlake Rd. Klamath Falls, OR 97603

Grantee's Name and Address

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

Rebecca Quinowski  
 12600 Springlake Rd  
 Klamath Falls, Or 97603

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

Rebecca Quinowski  
 12600 Spring Lake Rd  
 Klamath Falls, Or 97603

SPACE RESER  
 FOR  
 RECORDER'S

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that

Joseph T. Quinowski  
 Rebecca A. Quinowski

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Joseph T. Quinowski  
 Rebecca A. Quinowski

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:

TWP 40 R N G E 9, Block 10, Tract Por NE 4 NE 4, ACRES 1.61

(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 exceptions

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 June 3, 2008; 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.

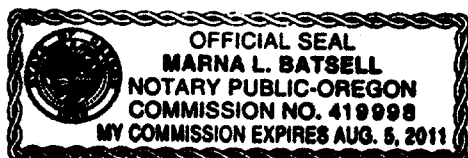
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 3, 2008  
 by Joseph Quinowski

This instrument was acknowledged before me on June 3, 2008  
 by Rebecca Quinowski

as  
 of



Marna Batsell  
 Notary Public for Oregon  
 My commission expires Aug 5, 2011

EXHIBIT "A"

Beginning at the Northeast corner of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West along the North line of said Section, a distance of 295.2 feet; thence South parallel to the East line of said section a distance of 295.2 feet; thence East parallel to the North line of said section a distance of 295.2 feet to the East line of said section; thence North along the East line of said section a distance of 295.2 feet to the point of beginning, being a parcel of land in the NE 1/4 NE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, and being the same parcel of land described in deed from Klamath County School District to George W. Nichols, Jr. and Alta H. Nichols, recorded March 11, 1949, in Book 229 at page 296, Deed Records.

SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of any road or highway.