

EOB

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



RONALD D. LAWRENCE
1840 OREGON AVENUE
KLAMATH FALLS OR 97601

Grantor's Name and Address

LYNETTE J. DIXON
5632 VALLEY VIEW LN.
KLAMATH FALLS OR 97601

Grantee's Name and Address

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

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

RONALD D. LAWRENCE
1840 OREGON AVENUE
KLAMATH FALLS, OR 97601

2009-002685

Klamath County, Oregon



00061283200900026850020024

SPACE RES
FOR
RECORDER

02/23/2009 11:06:44 AM

Fee: \$26.00

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that RONALD D. LAWRENCE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LYNETTE J. DIXON
RONALD D. LAWRENCE

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:

Commencing at the most Nly corner of Block 75 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, being the Sely corner of the intersection of Academy Street and Oregon Avenue, and being the initial point of the commencement of this description; thence running SWly along the Sly side of Academy Street a distance of 80 feet thence at right angles to Academy Street and parallel with Oregon Avenue at a distance of 50 feet; thence NELY at right angles and parallel to Academy Street a distance of 80 feet

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. 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 Feb 23, 2009; 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.

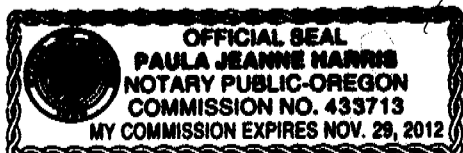
This instrument was acknowledged before me on February 23, 2009,
by Ronald D. Lawrence

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Ronald D. Lawrence
//

Paula Jeanne Harris
Notary Public for Oregon
My commission expires Nov 29, 2012

to Oregon Avenue; thence at right angles and parallel to Oregon Avenue a distance of 50 feet to the point of beginning, being a piece of land 50 by 80 feet in the NWly portion of Lot 2, Block 75 in BUENA VISTA ADDITION to the city of Klamath Falls, Oregon.