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



2009-011468

Klamath County, Oregon



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08/26/2009 03:10:51 PM

Fee: \$26.00

SPACE RES
FOR
RECORDEDJoseph H. Clark
204 Michigan Ave
Klamath Falls OR 97601
Grantor's Name and AddressSuzanne Hinshaw
3140 Marvin Dr.
Eugene OR 97404
Grantee's Name and Address

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

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

Joseph H. Clark
204 Michigan Ave
Klamath Falls OR 97601

WARRANTY DEED - SURVIVORSHIP - STATUTORY FORM

Joseph H. Clark, Grantor,
conveys and warrants to Suzanne Hinshaw, Grantees,
not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following
described real property free from encumbrances, except as specifically set forth herein, situated in See Attached
County, Oregon, to-wit: See Attached Klamath County

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from all encumbrances except (if none, so state):

The true consideration for this conveyance is \$ Gift (Here, comply with the requirements of ORS 93.030.)

DATED August 26, 2009; if a corporate grantor, 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 August 26, 2009
by Joseph H. Clark

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Kessler
Notary Public for Oregon
My commission expires Mar. 13, 2011

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph H. Clark, of the County of Klamath, State of Oregon, in consideration of Five And No/100 Dollars to me in hand paid by Joseph H. Clark

State of Oregon, have bargained and sold, and by these presents do assign, bargain, sell and convey unto said Joseph H. Clark

his heirs and assigns, all the following bounded and described property situated in the county of Klamath and State of Oregon:

That portion of Lot Six (6) of Block Fifty-eight (58) in Second Hot Springs Addition to the City of Klamath Falls, Oregon, bounded and described as follows:

Beginning at the Southeast corner of Lot Five (5) of Block Fifty-eight (58) in Second Hot Springs Addition to the City of Klamath Falls, Oregon, thence East along the dividing line of Lots 5 and 6, a distance of One Hundred Thirty (130) feet to the boundary of Michigan Avenue; thence South along the boundary of Michigan Avenue to a point Thirty-four (34) Feet; thence Easterly One Hundred Thirty (130) Feet to East Main Street; thence North along the Eastern boundary of Lot Six (6) to the place of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said

Joseph H. Clark

his heirs and assigns forever. And Luella Stafford and

Floyd V. Stafford, wife and husband

grantee above named do covenant to and with Joseph H. Clark

the above named grantee, his heirs and assigns that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances.

and that he, will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantor, Joseph H. Clark above named, have hereto set their hand and seal this 2nd day of April, 19 53.

Signed, Sealed and Delivered in the Presence of Us as Witnesses:

Luella Stafford (SEAL)
Floyd V. Stafford (SEAL)
 (SEAL)
 (SEAL)