

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2014-002341

Klamath County, Oregon



00149903201400023410010013

03/19/2014 02:36:34 PM

Fee: \$42.00

MARIANNE K. HOLLIER
WILMA S. LANCASTER
6214 ALVA AVENUE
KLAMATH FALLS, OR 97603

Grantor's Name and Address

WILMA LANCASTER
6214 ALVA AVENUE
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

WILMA S. LANCASTER
AS ABOVE

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

WILMA S. LANCASTER
AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that WILMA S. LANCASTER / MARIANNE K. HOLLIERhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILMA S. LANCASTER

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 (legal description of property):

LOT 12 IN BLOCK 5, SECOND ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THERE OF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(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): THOSE OF RECORD AND VISIBLE ON THE LAND

_____, 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 \$ ESTATE PLANNING® 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 19, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Wilma S. Lancaster
Marianne K. Hollier

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on March 19 2014by Wilma S. LancasterThis instrument was acknowledged before me on March 19 2014by Wilma S. Lancaster, Marianne K. Hollieras Notary Publicof Klamath County

Cashley L. Smith
Notary Public for Oregon

My commission expires 10.23.15