

BLN

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

2016-006622

Klamath County, Oregon



00188442201600066220020023

06/22/2016 03:01:41 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at 6:00pm

Alexandra Star Esqueda

2201 Pierce St.

Eugene, OR 97405

Grantor's Name and Address

Michelle R Esqueda

P.O. Box 240

Merrill, OR 97633

Grantee's Name and Address

After recording, return to (Name and Address):

Mildred L. Hayes

21848 Merrill Pit Rd

Klamath Falls, OR 97603

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

Mildred L. Hayes

21848 Merrill Pit Rd

Klamath Falls, OR 97603

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Alexandra Star Esqueda

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Mildred L. Hayes and Michelle R Esqueda (with rights of survivorship), 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):

See Attached

(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 \$Other than money. 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 June 17th 2016; 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.

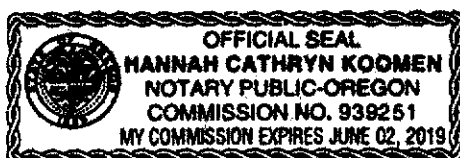
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on June 17th, 2016 ss.by Alexandra S. Esqueda

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Hannah Cathryn Koomen
Notary Public for Oregon
My commission expires June 20th, 2019

40942

91 JUL 11 P3:29

WARRANTY DEED—SURVIVORSHIP

VOL. M97 Page 21836

KNOW ALL MEN BY THESE PRESENTS, That MILDRED L. HAYES

MICHELLE R. ESQUEDA

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by MILDRED L. HAYESMICHELLE R. ESQUEDA
hereinafter called grantees, hereby grants, bargains, sells and conveys 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, the following described real
property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in the County of KLAMATH, State of Oregon, to-wit:

A PORTION OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE
10 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNINGS AT THE NORTHEAST CORNER OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SEC. 3;
THENCE NORTH, ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$, 375.5 FEET;
THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$, 531.0
FEET, MORE OR LESS TO A POINT IN THE BOUNDARY OF THAT CERTAIN
PARCEL OF LAND DEEDED TO JAMES BARNES AND DESCRIBED IN VOL. 216,
PAGE 233 KLAMATH COUNTY DEED RECORDS THENCE 5.33°48', E, ALONG
THE BOUNDARY OF SAID JAMES BARNES PROPERTY, 450.12 FEET TO THE
NORTH LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SEC. 3; THENCE EAST 270.6
FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING
3.44 ACRES, MORE OR LESS.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and
the heirs of such survivor, forever; provided that the 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 the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns,
that grantor is lawfully seized in fee simple of the premises, that same are free from all 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 \$OTHER THAN MONEY
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (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 the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of _____,
19____; 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.

Mildred L. Hayes

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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 APPROVED USES.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 11, 1997

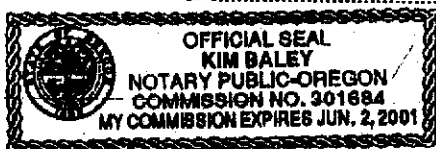
by Mildred L. Hayes

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



Kim Bailey

Notary Public for Oregon

My commission expires June 2, 2001

MILDRED L. HAYES
21848 IMPERIAL CT. RD
KLAMATH FALLS, OREGON 97603

Grantor's Name and Address

Grantee's Name and Address

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

Mildred L. Hayes
same as above

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

Mildred L. Hayes
same as above

INDEXED

D 111

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument
was received for record on the 11th day
of July, 1997, at
3:29 o'clock P.M., and recorded in
book/reel/volume No. M97 on page
21836 and/or as fee/file/instru-
ment/microfilm/reception No. 40942
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letach, Co. Clerk.

By Kathleen Rasmussen, Deputy