

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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07/05/2016 01:45:30 PM

Fee: \$47.00

Returned at Counter

SPACE RESERVED  
FOR  
RECORDER'S USE

Mildred L. Hayes  
21848 Merrill Rd. Pit Rd.  
Klamath Falls, OR 97603  
Grantee'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):  
Michelle R Esqueda  
P.O. Box 240  
Merrill, OR 97633  
Until requested otherwise, send all tax statements to (Name and Address):  
Michelle R Esqueda  
P.O. Box 240  
Merrill, OR 97633

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Mildred L. Hayes

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Michelle R Esqueda

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 exception

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 \$ . 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 July 4, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

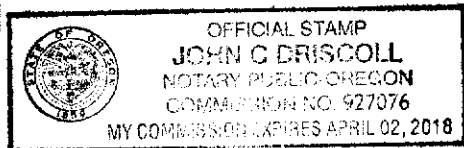
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Mildred L. Hayes

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 4, 2016 by Mildred L. Hayes

This instrument was acknowledged before me on  
by  
as  
of



(John C. Driscoll)  
Notary Public for Oregon  
My commission expires April 2, 2018

40942

91 JUL 11 P3:29

## WARRANTY DEED—SURVIVORSHIP

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. HAYES  
MICHELLE 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 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.

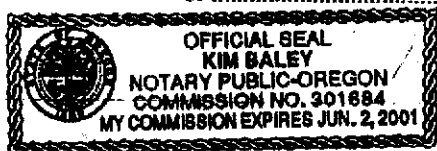
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Mildred L. Hayes*

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 IRRILL CTR  
KLAMATH FALLS, OR 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

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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/instrument/microfilm/reception No. 40942 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

By *Kathleen Ross*, Deputy