

EE

2019-015021

Klamath County, Oregon



00252196201900150210010019

12/27/2019 11:53:18 AM

Fee: \$82.00

book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____, Deputy.

Brad R. and Janell M. Croxford
5486 Basin View Dr
Klamath Falls, OR 97603
Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Brad R. and Janell M. Croxford
5486 Basin View Dr
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Brad R. and Janell M. Croxford
5486 Basin View Dr
Klamath Falls, OR 97603

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Brad R. Croxford and Janell M. Croxford

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Brad R. Croxford, Janell M. Croxford, Aaron J. Croxford and Kristen M. Cornachione

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:

LOT 11, BLOCK 7, TRACT NO. 1152, NORTH HILLS, IN THE COUNTY OF KLAMATH,
STATE OF OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 December 27, 2019; 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Brad R. Croxford
Janell M. Croxford

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 27, 2019
by Brad R. Croxford and Janell M. Croxford

This instrument was acknowledged before me on _____

by _____
as _____
of _____



OFFICIAL STAMP
VICKI J SWINDLER
NOTARY PUBLIC- OREGON
COMMISSION NO. 866821
MY COMMISSION EXPIRES SEPTEMBER 17, 2021

Vicki Swindler
Notary Public for Oregon

My commission expires 9-17-2021

Returned at Counter