

68-254 R.P.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JIMMIE J. JENKINS and SHIRLEY J. JENKINS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH E. BELLM and DORIS L. BELLM, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot Five (5), Block Two (2), Casa Manana, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, contracts, easements and water and irrigation rights in connection with Klamath Project and/or Enterprise Irrigation District.
2. The property under search is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments and laws relating thereto.
3. Reservations and easements, including the terms and provisions thereof, as set forth in deed from Pete Sather and Helen Sather, husband and wife, to Boyd F. Sprague and Georgiana C. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950, in Deed Volume 241 at page 192, Records of Klamath County, Oregon.
4. Conditions, restrictions, easements and set back lines as shown on the Plat and in the Dedication of Casa Manana.
5. Conditions and restrictions, including the terms and provisions thereof, contained in that certain declaration recorded May 10, 1963, in Miscellaneous Volume 14 at page 480, Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, dated April 7, 1964, recorded May 6, 1964, in Mortgage Volume 223, page 105, given to secure payment of \$13,850.00 with interest thereon and such future advances as may be provided therein, executed by Ronald K. Trent and Dianne G. Trent, husband and wife, to Oregon Title Insurance Co., an Oregon Corporation, trustee for beneficiary, Commonwealth, Inc., an Oregon corporation.

By an instrument dated October 26, 1964, recorded October 27, 1964, in Mortgage Volume 226 at page 568, the above Trust Deed was assigned to ICOA Life Insurance Company.

By an instrument dated January 16, 1968, recorded January 24, 1968, in M-68 at page 567, ICOA Life Insurance Company assigned said Trust Deed to Executive Life Insurance Company, a California Corporation.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

2827

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as hereinabove set out and that grantor will warrant and forever defend the above granted 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 \$15,600.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 9th day of April, 1968.

Jimmie J. Jenkins
Shirley J. Jenkins

STATE OF OREGON)
) ss.
County of Klamath)

April 9th, 1968

Personally appeared the above-named JIMMIE J. JENKINS and SHIRLEY J. JENKINS and acknowledged the foregoing instrument to be their voluntary act and deed.

Betty J. Lucks
Notary Public for Oregon
My Commission expires: 4/26/70

*Return to
Loivin & Loivin
Loivin Building
City*

STATE OF OREGON, } ss
County of Klamath }
Filed for record at request of
Transamerica Title Insurance Co.
on this 10 day of April A.D. 1968
at 2:08 o'clock P.M. and duly
recorded in Vol. M68 of Deeds
Page: 2826-27
DOROTHY ROGERS, County Clerk
By Cynthia Rogers Deputy
Fee \$3.00
38