

1967/50

84935

STAVENHAGEN LAW PUB. CO., PORTLAND, ORE.

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KNOW ALL MEN BY THESE PRESENTS, That

SHIRLEY J. JENKINS

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JIMMIE J. JENKINS

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Section 36, Township 36 South, Range 9 East of the Willamette
Meridian described as follows: Beginning at the Southeast corner of said Section
36; thence North 1 degree 14' West along the Centerline of Summers Lane 130 feet to
the point of beginning; thence South 89 degrees 26' West 940 feet; thence South 1
degree 14' East 75 feet; thence North 89 degrees 26' East 360 feet to the centerline
of Summers Lane; thence North 1 degree 14' West 75 feet to the point of beginning.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States
Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project
and Klamath Irrigation District, and regulations, contracts, easements and water and
irrigation rights in connection therewith. (3) Regulations, liens, assessments and
rights relating to the South Suburban Sanitary District. (4) Rights of the public in
and to that portion lying within Summers Lane. (5) Reservations contained in a deed
to Harry C. Hansen, et al., recorded August 27, 1942 in Deed Volume 149 at page 410 as
follows: "The right is reserved by the grantors to maintain ditches for irrigation
or drainage along the property lines." (6) Trust deed, including the terms and
provisions thereof, dated July 17, 1967, recorded July 18, 1967, in Mortgage Volume
112 at page 330, given to secure the payment of \$12,500.00 with interest thereon and
bank finance advances as may be provided therein, executed by Donald D. Reid and Lois
Reid, husband and wife, to Oregon Title Company of Klamath County, trustee for
Beneficiary, the First National Bank of Oregon, Portland, the balance of which the
grantor hereby expressly assumes and agrees to pay in accordance with the terms and
conditions thereof.

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

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$1,390.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural,
WITNESS grantor's hand this 7th day of January, 1974.

CALIFORNIA
STATE OF OREGON, County of San Mateo) ss.

Personally appeared the above named Shirley J. Jenkins

and acknowledged the foregoing instrument to be her voluntary act and deed.

OFFICIAL SEAL
JAMES C. MORAES
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SAN MATEO
My Commission Expires May 4, 1978

Notary Public for California
My commission expires

NOTE—The seal of the Notary Public for the State of Oregon is hereby acknowledged. See Chapter 462, Oregon Laws 1957, as amended by the 1957 Special Session.

WARRANTY DEED

Ms. Shirley J. Jenkins

Mr. Jimmie J. Jenkins

AFTER RECORDING RETURN TO
Mr. Jimmie J. Jenkins
P.O. Box 1094
Klamath Falls, Oregon
97601

NOTE: UNLESS A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: FIRST NATIONAL BANK OF OREGON, MAIN BRANCH, KLAMATH FALLS, OREGON 97601.

STATE OF OREGON
County of Klamath
I certify that the within instru-
ment was received for record on the
day of January, 1974,
at 12:37 o'clock P.M., and recorded
in book M-74 on page 241 or on
file number 84935. Record of
Deeds of said County.

Witness my hand and seal of
County affixed.
Wm. D. Milne, Notary
County Clerk
By Dean Carr, Deputy

Fee \$2.00