

92774 28-7587

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER and ROSIE A. KELLER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD M. JENSEN and HAZEL W. JENSEN, husband and wife,

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: A parcel of land situated in the E 1/2 NE 1/4 of Section 13, Twp. 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point marked with a 1/2 inch iron pin, located N 89°30'48" W 30.00 feet (West 30.00 feet by D.V. M-66, 7919), and S 00°29'12" W 1114.32 feet (South 1096.66 feet by D.V. M-66, 7919) from the Northeast corner of said Section 13 as established by recorded Survey No. 1751, said point being on the West boundary of the Klamath Falls-Merrill Highway; thence S 00°21'13" W (South by D.V. M-66, 7919) along the West boundary of said Highway 109.00 feet to a 1/2 inch iron pin; thence N 89°38'47" W (West by D.V. M-66, 7919) 174.40 feet to the Easterly right of way line of the Enterprise Irrigation District Canal; thence Northerly along the Easterly line of said canal to a 1/2 inch iron pin that is S 81°05'43" W (South 80°44'30" West by D.V. M-66, 7919) 163.60 feet from the point of beginning; thence N 81°05'43" E (N 80°44'30" E by D.V. M-66, 7919) 163.60 feet to the point of beginning, with bearing based on the East line of said Section 13 to be S 00°12'57" W.

(If space insufficient, continue description on reverse side)

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

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 regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Enterprise Irrigation and Klamath Basin Improvement Districts; easements & restrictions of record

and that grantor will warrant and forever defend the said 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 \$ 29,500.00

However, the actual consideration paid for the above described premises, as shown by the original deed of conveyance, is \$ 29,500.00, which is the full and complete consideration paid for the above described premises, and no other consideration has been paid therefor.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of August, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Joe L. Keller  
Rosie A. Keller

STATE OF OREGON,

County of Klamath  
September 6th, 1974.

STATE OF OREGON, County of

Personally appeared

ss.

and

Personally appeared the above named JOE L. KELLER and ROSIE A. KELLER, husband and wife,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Walter D. Boechner

Notary Public for Oregon

My commission expires 11/25/76

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

Joe L. &amp; Rosie A. Keller

GRANTOR'S NAME AND ADDRESS  
Lloyd M. & Hazel W. Jensen  
4816 Highway 30  
Klamath Falls, Oregon 97601

After recording return to:

Lloyd M. Jensen

as above

NAME, ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Lloyd M. Jensen

as above

NAME, ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6 day of Sept, 1974, at 3:44 o'clock P.M., and recorded in book M-74 on page 11934 or as file/reel number 92774

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Wm. D. Milne  
Deputy

2.00