

4877

Warranty Deed

Page 10885

This Indenture Witnesseth, That GLENN CECIL MILLER,

herein called "grantor," in consideration of FOUR THOUSAND SEVENTY-FIVE AND 40/100 Dollars to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

HAROLD L. JENSEN and EILEEN C. JENSEN, husband and wife,

herein called "grantees," their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

Lot 17, LAMRON HOMES.
SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
(2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.
(3) Reservations, 15 foot building set-back lines, 8 foot easement in back of all lots for sanitary purposes, use and construction, restrictions, including the terms and provisions thereof, as shown on the plat and in the Dedication and as set forth in Declaration of restrictive covenants, recorded July 28, 1958, in Deed Volume 301, Page 380, and an instrument recorded March 19, 1959, in Deed Volume 310, Page 638.
(4) 1975-76 real property taxes which are now a lien but not yet due and payable,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$4,075.00.

IN WITNESS WHEREOF, I have hereunto set my hand this

11th day of September, 1975.

Glenn Cecil Miller

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
HAROLD L. and EILEEN C. JENSEN

75 SEP 12 PM 3 46

1975

STATE OF OREGON }
County of KLAMATH } ss. September 11, 1975.

Personally appeared the above-named GLENN CECIL MILLER,
known to me to be the identical person described as grantor in the within Deed, and
acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Walter Baldwin
NOTARY PUBLIC FOR OREGON
My commission expires May 13, 1977

STATE OF OREGON }
County of KLAMATH } ss. , 19

Personally appeared
who, being first duly sworn, did say that he the

of
and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:
NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:
STATE OF OREGON, }
County of Klamath }
Filed for record at request of
Transamerica Title Company
in this 12th day of September A.D. 1975
at 3:16 P.M. and duly
recorded in Vol. 1775 of Deeds
page 10884
Wm D. MILNE, County Clerk
By *Phyllis D. Milne* Deputy
\$6.00

Return to:

*First Nat'l Bank
PO Box 1936
Klamath Falls, Oregon 97601*