

6637

WARRANTY DEED

MTC 1207

13515

ANTHONY D. BURG and KATHRYN S. BURG,

KNOW ALL MEN BY THESE PRESENTS, That as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. JENSEN and LINDA C. JENSEN

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

Lot 11, NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded October 14, 1942 in Volume 150, page 399, as follows: "Reserving the right at any time to construct build and erect ditches, telephone lines and Electric power lines in and upon said premises and to keep and maintain the same."

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 as noted of record as of the date of this deed and those apparent upon the land as of the date of this deed,

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 \$ 20,000.00. ~~THE TRUE AND ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS~~ (The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.)

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 28 day of October, 1975; and the 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.

Anthony D. Burg

Kathryn S. Burg

STATE OF OREGON, County of Klamath, ss. October 28, 1975.

Personally appeared the above named Anthony D. Burg Kathryn S. Burg

and acknowledged the foregoing instrument as their voluntary act and deed.

Notary Public for Oregon My commission expires: 10-13-78

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 \_\_\_\_\_, a corporation, 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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Anthony D. Burg Kathryn S. Burg

GRANTOR'S NAME AND ADDRESS ROBERT R. and Linda C. Jensen

GRANTOR'S NAME AND ADDRESS First Federal Savings & Loan Association 240 Main Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP First Federal Savings & Loan Association 240 Main Klamath Falls, Or. 97601

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of OCTOBER, 1975, at 8:30 o'clock AM., and recorded in book M.75 on page 13515 or as file/reel number 6637.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer By Hazel Dray Deputy

fee \$ 3.00

SPACE RESERVED FOR RECORDER'S USE