

16947

WARRANTY DEED

38-11124

Vol. 76 Page 11593

KNOW ALL MEN BY THESE PRESENTS, That HAROLD L. JENSEN and EILEEN C. JENSEN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN L. SUMNER and VICKI JO SUMNER, 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 7 in Block 17 of Tract No. 1112 EIGHTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

Subject to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Rec. 3/25/75, Book M-75, Page 3318.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, 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 \$ 37,850.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 29 day of July, 1976, 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)

Harold L. Jensen
Eileen C. Jensen

STATE OF OREGON,

County of Klamath
July 29, 1976

STATE OF OREGON, County of

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Personally appeared

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

Personally appeared the above named
Harold L. Jensen and
Eileen C. Jensen, husband and wife

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

Before me
(OFFICIAL SEAL)
C. Notary Public for Oregon
My commission expires: 2-3-79

Notary Public for Oregon

My commission expires:

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.

Before me:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29 day of July, 1976, at 3:38 o'clock P.M., and recorded in book M. 76 on page 11593 or as file/reel number 16947.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm D Milne

Recording Officer

By J. Hagel Deputy

3:00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
First National Bank of Oregon
P. O. Box 1936
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First National Bank of Oregon
Klamath Falls RELO - P.O. BOX 1936
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP