

A-27850

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Warranty Deed <sup>m</sup> of 77 Page 5684

This Indenture Witnesseth, That LLOYD M. JENSEN and CLYDE THOMPSON,

herein called "grantor<sup>s</sup>," in consideration of / FORTY-THREE THOUSAND SIX HUNDRED FORTY-TWO AND 05/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

SOUTH VALLEY STATE BANK, an Oregon corporation,

herein called "grantee," its successors and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

Beginning at a point on the northerly right of way line of The Dalles-California Highway, also known as South Sixth Street, which lies N. 0°55' W. 30 feet and N. 89°21' E. 602.4 feet along said right of way line from the center of Section 2, Township 39 S., R. 9 E.W.M., which said point of beginning is the SE corner of property described in Deed Volume 258, Page 258, records of Klamath County, Oregon; thence continuing N. 89°21' E. along said northerly right of way line 386.4 feet, more or less, to the SW corner of property described in Deed Volume 149, Page 497, records of Klamath County, Oregon; thence N. 0°46' W. along said West line 189.4 feet, more or less, to the southerly boundary of Pleasant Home Tracts No. 2; thence S. 89°21' W. along the southerly boundary of Pleasant Home Tracts No. 2, 386.4 feet, more or less, to the NE corner of property described in Deed Volume 258, Page 258; thence S. 0°59' E. along the East line of said property 189.41 feet, more or less, to the point of beginning, EXCEPTING THEREFROM the easterly 180 feet, being a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 2, Township 39 S., R. 9 E.W.M. SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded December 23, 1965, as Document No. 2833, M-65, Page 4933, Microfilm records of Klamath County, Oregon. SUBJECT TO: (1) 1976-77 real property taxes. (2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (3) Unpaid charges and assessments of Enterprise Irrigation District. (4) Rules, regulations and assessments of South Suburban Sanitary District. (5) Grant of right of way, including the terms and provisions thereof, given by Charles W. Miller, et ux, to The California Oregon Power Company, dated July 29, 1939, recorded September 1, 1939, in Deed Volume 124, Page 246, records of Klamath County, Oregon. (6) Terms and provisions contained in Executrix's Deed from Letha Landis, Executrix of the Estate of Charles W. Miller, deceased, to State of Oregon by and through its State Highway Commission, dated June 16, 1964, recorded December 23, 1965, in Volume M-65, Page 4933, Microfilm records of Klamath County, Oregon,

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 grantee, its successors and assigns forever. Said grantor<sup>s</sup> do covenant to and with said grantee, its successors and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$43,642.05.

IN WITNESS WHEREOF, We have hereunto set our hands this

31st day of March, 1977.

*Lloyd M. Jensen*  
*Clyde Thompson*

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

SEND TAX STATEMENTS TO:  
SOUTH VALLEY STATE BANK  
P. O. Box 5210, Klamath Falls, Oregon 97601



5685

STATE OF OREGON }  
County of KLAMATH } ss. March 31, 1977.

Personally appeared the above-named LLOYD M. JENSEN,

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:

*[Signature]*  
NOTARY PUBLIC FOR OREGON  
My commission expires 1-21-81

STATE OF OREGON }  
County of KLAMATH } ss. April 1, 1977.

JACKSON  
Personally appeared Clyde Thompson  
who, being first duly sworn, did say that he is the grantor  
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

Mortgage Deed

From

To

Recording Date:

State of Oregon,  
County of Klamath  
Filed for record XXXXXXXX

to this 5th day of APRIL A.D. 1977  
at 3:54 o'clock P.M. and day  
Recorded in Vol. M 77 of DEEDS

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Wm D. Milne, County Clerk

By *[Signature]* Deputy

FEE \$ 6.00

Return to:

South Valley State Bank  
P.O. Box 5210  
Klamath Falls, OR 97601

STATE OF OREGON }  
County of Jackson } ss. April 1, 1977

Personally appeared the above-named CLYDE THOMPSON, 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:

*[Signature]*  
NOTARY PUBLIC FOR OREGON  
My commission expires 5/18/80