

1-1-74

44439

WARRANTY DEED

Vol. M78 Page 4604

KNOW ALL MEN BY THESE PRESENTS, That we, DONALD R. JENSEN and MARY K. JENSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID G. BRUNER 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:

Lots 7 and 8 in Block 3, FIRST ADDITION TO KLAMATH FALLS, IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

(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

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 \$40,000.00. ~~Howsoever the actual consideration consists of or includes other property or value given or promised which is~~ (indicate which). (The sentence between the symbols ①, 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 10th day of March, 1978; 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)

STATE OF OREGON, }
County of Klamath } ss.
March 10th, 1978

X Donald R. Jensen
Donald R. Jensen
X Mary K. Jensen
Mary K. Jensen
STATE OF OREGON, County of } ss.
March 10th, 1978

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 _____

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)

Notary Public for Oregon
My commission expires: 3/20/81

Personally appeared the above named DONALD R. JENSEN and MARY K. JENSEN

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

Before me: Donald Bert Hamilton
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/20/81

DONALD R. & MARY K. JENSEN
870 Morton Place
Lebanon, Oregon 97355
GRANTOR'S NAME AND ADDRESS

DAVID G. BRUNER
627 Doty Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL
540 MAIN
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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

DAVID G. BRUNER
627 Doty Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of March, 1978, at 1:55 o'clock P.M., and recorded in book M78 on page 4604 or as file/roll number 44439

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

Wm. D. Milne
By Lemetha A. Kelsch Recording Officer Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE