

1-1-74

46199

WARRANTY DEED

Vol. M 78 Page 7082

KNOW ALL MEN BY THESE PRESENTS, That

PAUL THOMAS WATTERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LANCE H. JENSEN and SHEILA J. JENSEN, 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:

The East ½ of Lot 12 in Block 2 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of 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 EXCEPT:

1. Regulations of South Suburban Sanitary District. 2. Regulations of Enterprise Irrigation District. 3. Reservations in deed recorded July 10, 1942 in page 357 of Deeds of

of Volume 148. 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 \$ 22,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12th day of April, 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.

*Paul Thomas Watters*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.April 12, 1978.

Personally appeared the above named Paul Thomas Watters

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lance H. & Sheila J. JensenP.O. Box 212Midland, Ore. 97634

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs1225 Ferry Street, S.E.Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of April, 1978, at 3:49 o'clock P.M., and recorded in book M78 on page 7082 or as file/reel number 46199, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

*Wm. D. Milne* Recording Officer  
By *L. H. H. H. H.* Deputy

Fee \$3.00