

57543

M-16808-1
-WARRANTY DEED (INDIVIDUAL)Vol. 78 Page 24382

HAROLD L. JENSEN and EILEEN JENSEN, husband and wife

, hereinafter called grantor, convey(s) to

JAMES V. BRUNSCHMID and YOSHIKO BRUNSCHMID, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:Lot 7, Block 7, Tract No. 1016, GREEN ACRES, in the County of
Klamath, State of Oregon.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 56,500.00.Dated this 24th day of October, 19 78.Harold L. Jensen
Eileen C. JensenSTATE OF OREGON, County of Klamath) ss.On this 25th day of October, 19 78 personally appeared the above named
Harold L. Jensen and Eileen Jensen and acknowledged the foregoing
instrument to be: their voluntary act and deed.

Before me,

Wardene V. Addington
Notary Public for OregonMy commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to & Send
Tax Statements To:
Mr. & Mrs. James V. Brunschmid
5379 Valley View Lane
City, 97601

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title
_____ Deputy

SUBJECT TO:

24383

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.
3. An easement created by instrument, including the terms and provisions thereof,
Recorded : October 26, 1946 Book: 197 Page: 413
In favor of : The California Oregon Power Company
For : Pole line
(SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1, Twp 39 S., R 8 EWM.)
4. An easement created by instrument, including the terms and provisions thereof,
Recorded : March 31, 1950 Book: 237 Page: 641
In favor of : R. P. Breitenstein, et ux.
For : Road purposes along North line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1.
5. An easement created by instrument, including the terms and provisions thereof,
Recorded : January 21, 1957 Book: 289 Page: 225
In favor of : California Oregon Power Company
For : Electric transmission line.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : July 24, 1970 Book: M-70 Page: 6147
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Green Acres Improvement District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Transamerica Title Co

on the 30th day of October A. D. 1978 at 10:49 o'clock A.M.

is recorded in Vol. M78 of Deeds on Page 24382

Wm D. MILNE, County Clerk

By Berntha Sheld

Fee \$6.00