

K-32149

72620

-WARRANTY DEED-

Vol. 1779 Page 19764

DANIEL L. JENSEN and NINA M. JENSEN, husband and wife,  
Grantors, convey and warrant to JOSEPH LEMICH, JR., and CLAUDIA  
HELEN LEMICH, husband and wife, Grantees, the following described  
real property situate in Klamath County, Oregon, free of all encum-  
brances, except as specifically set forth herein:

Lot 5, Block 12, Tract No. 1026, THE MEADOWS, according  
to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Taxes for 1979-80 are now a lien but not yet payable;  
(2) Rules, regulations and assessments of South Suburban Sanitary  
District; (3) Reservations and restrictions contained in the dedication  
and as shown on the plat of Tract No. 1026, the Meadows; (4) Covenants  
conditions and restrictions, recorded November 29, 1971, in Volume  
M71, page 12500; (5) Trust Deed, including the terms and provisions  
thereof, executed by Daniel L. Jensen and Nina M. Jensen, husband and  
wife, as grantors, to Transamerica Title Insurance Company, as trustee,  
for Peoples Mortgage Company, a Washington corporation, as beneficiary,  
recorded October 26, 1978, in Volume M78, page 24176, Microfilm  
records of Klamath County, Oregon, to secure the payment of \$45,900.00;  
By instrument dated April 10, 1979, recorded May 7, 1979, in Volume  
M79, page 10361, Microfilm Records of Klamath County, Oregon, the  
Peoples Mortgage Company assigned the beneficiary's interest in said  
Deed of Trust to Federal National Mortgage Association, a California  
corporation; which said Deed of Trust Grantees assume and agree to pay;  
Reservations, restrictions, easements and rights of way of record  
and those apparent upon the land.

The true and actual consideration for this transfer is Fifty-  
Two Thousand Four Hundred and No/100ths (\$52,400.00) DOLLARS.

Until a change is requested, all tax statements shall be  
mailed to: Peoples Mortgage Company P.O. Box 1788 Seattle, WA 98101

DATED this 17th day of Aug., 1979.

STATE OF OREGON )  
County of Klamath ) ss. August 17, 1979.

Personally appeared the above-named DANIEL L. JENSEN and  
NINA M. JENSEN and acknowledged the foregoing instrument to be their  
voluntary act. Before me:

Notary Public for Oregon  
My Commission expires: 7/19/82

Return to:  
Grantees  
4705 Villa Drive  
Klamath Falls, Oregon 97601  
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of  
August A.D., 1979 at 3:37 o'clock P.M., and duly recorded in Vol. 1779  
of Deed on Page 19764.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernice A. Deloach

Deputy