

6299

WARRANTY DEED

Vol. 1781 Page 19538

KNOW ALL MEN BY THESE PRESENTS, That THEODOOR MARIUS JENS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. WICKER GAMBLE

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 SE 1/4 NE 1/4 of Section 32, Township 36 South, Range 12 East of the Willamette Meridian in the County of Klamath, State of 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 as listed on the attached "Exhibit A" which is by this reference made a part hereof

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 \$12,000.00. 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 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 16th day of Sept., 1981; 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)

THEODOOR MARIUS JENS

STATE OF OREGON

County of Clatsop, 1981

Personally appeared the above named

Theodor M. Jens

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-30-82

STATE OF OREGON, County of Clatsop

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

THEODOOR MARIUS JENS

c/o SUNDANCE REAL ESTATE INVESTMENTS

1510 South Santa Fe Avenue, Vista, CA. 92083

R. WICKER GAMBLE

c/o 330 S. Main Street, Fallbrook, CA. 92028

GRANTEE'S NAME AND ADDRESS

After recording return to:

grantees address shown above

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

201 NOV 9 PM 3 32

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
3. Reservation, including the terms and provisions thereof, of all subsurface rights, except water, as set out in Deed recorded April 22, 1957, in Book 291 at page 314, Deed Records.
(Affects SE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec 32, Twp 36 S, R 12 EWM)
4. Any existing easement visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 312 at page 353, Deed Records, including road right of way granted to State of Oregon and electric transmission line easement granted to California Oregon Power Company.
(Affects Sec 28, 29, 32, Twp 36 S, R 12 EWM)
5. An easement created by instrument, including the terms and provisions thereof
Dated : September 22, 1969
Recorded : December 22, 1969 Book: M-69 Page: 10597
For : The right to use jointly with others, that certain roadway for the purposes of ingress and egress
(No exact location)
6. An easement created by instrument, including the terms and provisions thereof
Dated : January 12, 1979
Recorded : January 12, 1979 Book: M-79 Page: 949
For : 60 foot easement for joint user roadway and all other roadway purposes over and across existing road
7. Agreement creating easement, including the terms and provisions thereof
Dated : June 5, 1980
Recorded : July 2, 1980 Book: M-80 Page: 12256
And dated : May 19, 1981
And recorded : June 1, 1981 Book: M-81 Page: 9693
Between : Theodor M. Jens and Mr. and Mrs. John Wallace
For : 30 foot roadway easement and 10 feet for construction and maintenance of utility services

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of November 19 81 at 3:32 clock P. M., and
July recorded in Vol. M81, of Deeds on Page 19538

EV. LYN BIEHN, County Clerk

By Deborah A. Biehn

Fee \$8.00