

24777

TA-M-38-26144-1 Vol. 183 Page 9614
WARRANTY DEED (INDIVIDUAL)

LOUIS C. JESSING

hereinafter called grantor, convey(s) to

LOUIS M. JESSING and PAULA M. JESSING, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

That portion of Tract #23, HOMEDALE, in the County of Klamath,
State of Oregon, more particularly described as follows:Beginning at the Southeast corner of Tract #23, HOMEDALE, running
thence North 66° 33' West along the Southerly line of said tract
143.75 feet; thence North 60° 39' East 325.55 feet to the Northerly
line of said tract; thence South 70° 37' East along the Northerly
line of said tract 100 feet to the Northeast corner of said tract;
thence Southerly along the Easterly line of said tract 347.95 feet to
the point of beginning, being a portion of Tract #23, HOMEDALE.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those contained in 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 \$ 45,000.00.

Dated this 20TH day of June, 19 83.

Louis C. Jessing

STATE OF OREGON, County of Klamath) ss.

June 20

LOUIS C. JESSING

19 83 personally appeared the above named

and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Susan C. Ratzke

Notary Public for Oregon

My commission expires: 11-22-86

- 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)

LOUIS C. JESSING

TO

LOUIS M. JESSING
PAULA M. JESSING

After Recording Return to:

Tax statements to:
Mr. & Mrs. Louis M. Jessing
5655 Harlan Drive
Klamath Falls, Oregon
97601

STATE OF OREGON,)

) ss.

County of

I certify that the within instrument was received for record
on the day of 19at 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

EXHIBIT "A"

To: Warranty Deed from LOUIS C. JESSING, as Grantor to
LOUIS M. JESSING AND PAULA M. JESSING, husband and wife

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983, in Book M-83 at page 8062.
3. Reservations in Deed from Malcolm G. McNevin, et ux., dated January 24, 1944, recorded April 25, 1944 in Book 164 at page 284, Deed Records.
4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$8,750.00
 Dated : December 5, 1961
 Recorded : December 7, 1961 Book: 207 Page: 42
 Mortgagor : Louis C. Jessing
 Mortgagee : Klamath First Federal Savings and Loan Association
 The Grantees herein assume and agree to pay above Mortgage according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 20th day of June A.D. 1983 at 3:34 clock P M., and
duly recorded in Vol. M 83, of deeds on Page 9614.

8.00 fee

By EVELYN BIEHN, County Clerk
[Signature]