

47976

WARRANTY DEED

Vol. M85 Page 5738

KNOW ALL MEN BY THESE PRESENTS, That DONNA MARIE JENKINS, a single woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. VANCE and SHERI A. VANCE, husband and wife, 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:

Lots 5 and 6 in Block 1 of HOYT'S ADDITION to Fort Klamath, Oregon, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon.

Subject to a perpetual right and easement over and across Lot 6 above described, for the purpose of obtaining water from the artesian well located thereon, and conveying same by pipe lines to Lot 3 in Block 1 of said Hoyt's Addition to Fort Klamath, conveyed to Margaret A. Watson on June 8th, 1954, and reserving to Grantors a like right and easement in and to said well to be appurtenant to Lot 4 in said Block 1.

(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 excepting reservations, easements, restrictions and rights of way of record and those apparent on the land.

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 \$10,000.00. *However, the actual consideration consists of or includes other property or value given by or to the grantee, or the whole or part of the consideration (indicate which).* (The sentence between the symbols // is 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 26th day of June, 1985; 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.

Donna M. Jenkins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
1985

STATE OF OREGON, County of _____) ss.
1985

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 _____

Personally appeared the above named DONNA MARIE JENKINS, a single woman,

and acknowledged the foregoing instrument to be her _____ voluntary act and deed.

Donna M. Jenkins
Notary Public for Oregon

My commission expires: 2-27-19

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert & Sheri Vance
255 Figueroa St
Eugene, Ore 97402

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of April, 1985 at 8:48 o'clock A.M., and recorded in book M85 on page 5738 or as file/reel number 47976, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Ram Smith* Recording Officer
Deputy

Fee: \$5.00

SPACE RESERVED
FOR
RECORDER'S USE

5-00