

51923

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT CECIL L. PERKINS AND PATRICIA J. PERKINS, hereafter called Grantors, for the consideration hereafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto JACK H. JONES and PATRICIA A. JONES, as TRUSTEES, in Trust, for the Jones Family Revocable Trust, Grantee, its successors, assigns and Grantees, the following described real property, to-wit:

A portion of the SE 1/4 of the NE 1/4 of Section 10, Twp. 39S., Range 9 E.W.M. in the County of Klamath, State of Oregon more particularly described as follows:

C.P. P.P.
Beginning at a point 555 feet South of the Southeast corner of the NE 1/4 of the NE 1/4 of said section; thence South 100 feet; thence West 300 feet; thence North 100 feet; thence East 300 feet to the point of beginning; saving and excepting therefrom the East 154 feet thereof;

Subject to:

1. Reservations, restrictions, easements and rights of way of record and those apparent on the land;
2. Real property taxes for the year 1985-86 which are now a lien but are not yet payable; and
3. ~~xxxxThe xxxxx is xxxxx condition of the xxxxx property xxxxx and~~
4. The following statement required by law:
This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city of county planning department to verify approved uses.

The true and actual consideration for this transfer is \$46,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those set forth above which the Grantee takes subject to, and that the Grantors will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 31st day of July, 1985.

Cecil L. Perkins

CECIL L. PERKINS

Patricia J. Perkins

PATRICIA J. PERKINS

STATE OF OREGON)
) SS
County of Klamath)

August 6, 1985

Personally appeared the above-named Cecil L. Perkins and Patricia J. Perkins and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

BEFORE ME:

Barbara Punnels

Notary Public for Oregon
My Commission expires: 9/23/85

Return to:
Mr. & Mrs. Jones
4069 Livingston Rd
Central Point, Or. 97502

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 9th day
of August A.D., 19 85 at 2:02 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds on Page 12571

FEE \$5.00

Evelyn Biehn, County Clerk
By *John Smith*

AUG 9 PM 2 02