

53444

ATC-8-29094



Aspen
TITLE & ESCROW, INC.

Vol. M85 Page 15108

WARRANTY DEED (INDIVIDUAL)

KERNS BROTHERS REAL ESTATE, a co-partnership consisting of James William Kerns, John Paul Kerns and Robert B. Kerns
convey(s) to HAROLD L. JENSEN and EILEEN C. JENSEN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

The N $\frac{1}{2}$ Lot B, RESUBDIVISION OF TRACT #24 ENTERPRISE TRACTS, in the
County of Klamath, State of Oregon.

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 OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached 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 \$25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12TH day of September, 1985.

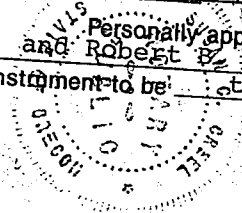
James William Kerns

John Paul Kerns
Robert B Kerns

STATE OF OREGON, County of Klamath)ss.
On this 12TH day of September, 1985.

Personally appeared the above named James William Kerns, John Paul Kerns
and Robert B. Kerns
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Susan C. Creel
Notary Public for Oregon
My Commission Expires: 6-21-88



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs Harold Jensen
P.O. Box 102
Klamath Falls, Oregon 97602

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/Instrument/microfilm No. , Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By Deputy

SEP 15 PM 3 49

Subject to:

1. 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.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Conditions, restrictions as shown on the recorded plat of Resubdivision of Tract #24, Enterprise Tracts.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Conditions and Restrictions in Deed:
Recorded April 20, 1931
Book: 95
Page: 124
6. Agreement, including the terms and provisions thereof, recorded April 27, 1966 in Book: M-66 at page 3742.
7. Easement Agreement, including the terms and provisions thereof, recorded November 8, 1968 in Book M-68 at page: 9981. (This instrument also includes Covenants, Conditions and Restrictions affecting the above described property)
8. Easement, including the terms and provisions thereof, recorded January 20, 1972 in Book M-72 at page: 707.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
of September A.D., 19 85 at 3:49 o'clock P M., and duly recorded in Vol. M85,
of Deeds on Page 15108.

FEE \$9.00

Evelyn Biehn

By

County Clerk

Frank Smith