



**Aspen**  
TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

HAROLD L. JENSEN and EILEEN C. JENSEN, husband and wife

convey(s) to DONALD L. PATTERSON and MYRTLE T. PATTERSON, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

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. D.L.P. m.J.P.

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 \$ 31,500.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part of the~~ 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 16<sup>th</sup> day of September, 19 85.

Harold L. Jensen  
Eileen C. Jensen

STATE OF OREGON, County of Klamath )ss.

On this the 16<sup>th</sup> day of September, 19 85.

Personally appeared the above named Harold L. Jensen and Eileen C. Jensen

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

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 3-28-85

Harold L. and Eileen C. Jensen

GRANTOR'S NAME AND ADDRESS

Donald L. and Myrtle T. Patterson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald L. and Myrtle T. Patterson  
2008 Arthur Street  
Klamath Falls Oregon 97603  
NAME, ADDRESS, ZIP

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

Donald L. and Myrtle T. Patterson  
2008 Arthur Street  
Klamath Falls Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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/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.

By \_\_\_\_\_ TITLE \_\_\_\_\_  
Deputy

25 SEP 15 PM 3 49

## EXHIBIT "A"

## 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:

Regarding : Vacation of a portion of the County Road known as Pershing Way  
Between : Erickson Investment Company, a California Corporation, as to an undivided 9/10 interest and James F. Stilwell, as to an undivided 1/10 interest  
And : Swan Lake Moulding Company  
Recorded : April 27, 1966  
Book : M-66  
Page : 3742

7. Easement Agreement, including the terms and provisions thereof:

Between : Safeway Stores Inc.  
And : Erickson Investment Company and James F. Stilwell  
Recorded : November 8, 1968  
Book : M-68  
Page : 9981

(This instrument also includes Covenants, Conditions and Restrictions affecting the above described property.)

8. Easement, including the terms and provisions thereof:

For : A perpetual easement 10 feet in width for the purpose of laying, constructing, operating, maintaining, changing, relocating, removing and/or replacing one or more mains or pipelines  
Granted to : Oregon Water Corporation  
Recorded : January 20, 1972  
Book : M-72  
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 15110  
By Evelyn Biehn County Clerk  
[Signature]

FEE \$9.00