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M-29088

87771

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1485 Page 17777

WILLIAM E. JONES and ARDYS M. JONES, husband and wife
convey(s) to JOHN R. KETCHUM and SHERI E. KETCHUM, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 16, Block 15, KLAMATH RIVER ACRES FIRST ADDITION, in the County
of Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the year 1985-1986 are now a lien but not yet payable.
2. Subject to rules and regulations of Fire Patrol District
3. Conditions, restrictions as shown on the recorded plat of Klamath River Acres First Addition.
4. Notice of Proposed Formation of Klamath River Acres Special Road District as set forth in instrument filed January 30, 1975, in County Commissioners Journal.
5. Easement as disclosed by instrument:

for : Transmission line over N $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec.
25, Twp: 39 S., R 7 EWM. and other lands not in
this addition

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
MENT TO VERIFY APPROVED USES."

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

Granted to : California Oregon Power Company
Recorded : November 15, 1956 Book : 288 Page : 72

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 \$ 59,260.58. ~~HOWEVER THE ACTUAL CON- sideration for this transfer is the whole consideration part of the~~
~~STATION KESKIS OF KUCHUKS OTHER PROPERTY IN THE GIVE BY PROMISED AND OTHERS~~
~~(HCHANK WIKHANY) Deeds between SUTHAISEC and KUCHUKS 93.000~~

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 day of October

19 85.

William E. Jones
William E. Jones

Ardys M. Jones
Ardys M. Jones

JSS.

CALIFORNIA
STATE OF ~~OREGON~~ County of _____

On this _____ day of _____, 19 85.

Personally appeared the above named WILLIAM E. JONES and ARDYS M. JONES,
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

See reverse
Notary Public for California
My Commission Expires: _____

William E. Jones

Ardys M. Jones

GRANTOR'S NAME AND ADDRESS

John R. Ketchum

Sheri E. Ketchum

GRANTEE'S NAME AND ADDRESS

After recording return to:

John R. Ketchum & Sheri E. Ketchum

17123 Freight Rd

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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.

NAME

TITLE

By _____

Deputy

85 NOV 1 AM 11 34

GENERAL ACKNOWLEDGMENT

State of California }
County of Alameda } ss.

On this the 21st day of October 1985 before me,

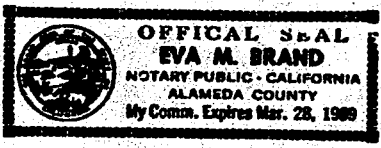
Eva M. Brand

the undersigned Notary Public, personally appeared

Andy M. Jones

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.

Eva M. Brand
Notary's Signature



7110 122 attached to Warranty Deed NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91367

GENERAL ACKNOWLEDGMENT

State of California }
County of Alameda } ss.

On this the 21st day of October 1985 before me,

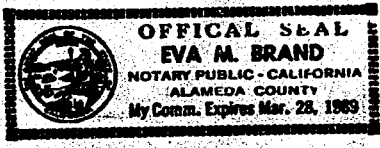
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within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.

Eva M. Brand
Notary's Signature



NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91367

Personally appeared the above named William E. Jones and Andy M. Jones and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 1st day of November A.D., 1985 at 11:34 o'clock A M., and duly recorded in Vol. 185 of _____ Deeds on Page 17777

FEE \$9.00

Evelyn Biehn, County Clerk
By Tom Smith

to _____
of _____
at _____ o'clock _____ M. and recorded on _____
in Book _____ Volume _____ No. _____
page _____ of as documented by _____
instrument _____
Record of Deeds of said county.
Witness my hand and seal of County _____
dated _____
By _____
Title _____
Deputy _____

_____ NAME AND ADDRESS _____
_____ NAME AND ADDRESS _____
_____ NAME AND ADDRESS _____
_____ NAME AND ADDRESS _____
_____ NAME AND ADDRESS _____
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