

80681

WARRANTY DEED

Vol. 187 Page 19001

KNOW ALL MEN BY THESE PRESENTS, That VERNA JENSEN, surviving spouse  
of Gustaf Joe Brakevelt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
REX D. JENSEN and VERNA MARIE JENSEN, husband and wife, hereinafter called  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

THE TWO PARCELS DESCRIBED ON EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

EXCEPTING THEREFROM the above parcels that portion deeded to  
John Gardner and Beulah Gardner, husband and wife, in  
deed recorded in Volume 324 at page 146 on September 15, 1960.

(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

and that  
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 \$ GIFT

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if 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 15<sup>th</sup> day of October, 1987;  
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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 DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, } ss.  
County of Klamath  
October 15, 1987

Personally appeared the above named  
VERNA JENSEN

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

Before me: Michael C. Miller  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-24-88

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

(If executed by a corporation,  
affix corporate seal)

OF VERNA JENSEN  
Post Office Box 931  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS  
REX D. & VERNA MARIE JENSEN  
Post Office Box 931  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
MICHAEL C. MILLER  
601 Main Street, Suite 210  
Klamath Falls OR 97601-6007

NAME, ADDRESS, ZIP

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

REX D. & VERNA MARIE JENSEN  
Post Office Box 931  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/roll/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

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

SPACE RESERVED  
FOR  
RECORDER'S USE

PARCEL NO. 1

19002

Description of the tract of land the title to which is insured by this policy:  
The following described real property in Klamath County, Oregon:

Beginning at a point 25 feet west of the section corner common to Secs. 28, 29, 32 and 33, Township 39 S.R. 8 E.W.M.; thence S. 0°21' East parallel to Section line a distance of 1282 feet to Klamath Falls-Ashland Highway right of way fence; thence N. 72°38' E., along said fence a distance of 251.4 feet to a stake; thence N. 0°21' W. 1747 feet to a stake in the southerly bank of Emmitt Ditch; thence N. 78°28' W. along said southerly ditch bank a distance of 245.0 feet to a stake; thence S. 0°21' E. 589.0 feet to the point of beginning, containing 10.0 acres, more or less, and being in Sections 28, 29, 32 and 33, Township 39 S.R. 8 E.W.M., saving and excepting a tract containing 1 acre more or less, out of the Southeast corner of the above described tract having a frontage on the highway of 110 feet, and further described as follows: Beginning on the highway at a point 110 feet southwest of the southeast corner of the above tract; thence northeasterly along the highway 110 feet to the Southeast corner thereof; thence N. 0°21' West 388.0 feet; thence West to a point North 0°21' West of the point of beginning; thence South to the point of beginning,

PARCEL NO. 2

The following described real property in Klamath County, Oregon:

All that portion of the E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 29, and the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 32, Township 39 S.R. 8 E.W.M., described as follows:

Beginning at a point 0.37 chains west of the corner common to Sections 28, 29, 32 and 33, of Township 39 South, Range 8 East, W.M., thence North 14' West parallel to the section line 8.95 chains to the lower bank of the Upper Emmitt Ditch; thence North 89° and 36' West, 8.83 chains more or less to the boundary fence on the westerly line of the E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 29; thence South 32' West along said boundary fence 17.49 chains to the northwest corner of the C.S. Hull tract; thence north 89° and 59' east, 7.84 chains to the northeast corner of said tract; thence south 32' west along the said Hull tract line fence 11.52 chains more or less to the northerly line of the State Highway; thence north 72° and 38' east along the said Highway line 1.44 chains; thence North 21' West 19.28 chains more or less to the point of beginning; and containing in all 17 acres, more or less.

AMBIT A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael C. Miller, Attorney the 21st day of October A.D., 19 87 at 11:30 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 19001

FEE \$15.00

Evelyn Biehn, County Clerk  
By Pam Smith