

82305

WARRANTY DEED

Vol. 1287 Page 21948

KNOW ALL MEN BY THESE PRESENTS, That GEORGE D. JESSER &amp; CATHERINE M. JESSER

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID R. JACKSON & SHERRI A. JACKSON, husband and wife

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

Tax Account No. 3908-33B0-2800 Key #502316

## MOUNTAIN TITLE COMPANY

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 department to verify approved uses."

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 EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 48,773.54

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (in fact) which the grantee has received or is to receive.

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 3rd day of December, 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.

(If executed by a corporation,  
affix corporate seal)

George D. Jesser by Bruce Thomsen  
George D. Jesser, by Bruce Thomsen as Attorney in fact

Catherine M. Jesser by Bruce Thomsen as Attorney in fact  
STATE OF OREGON, County of Klamath, 1987

STATE OF OREGON, } ss.  
County of Klamath

12/3, 1987

Personally appeared the above named

Bruce Thomsen, as Attorney in fact  
for George D. Jesser & Catherine M. Jesser, and acknowledged the foregoing instrument to be his voluntary act and deed.

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: 8/16/88

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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

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

GEORGE D. & CATHERINE M. JESSER  
26215 Pine Valley Rd  
Sun City, CA 92381

GRANTOR'S NAME AND ADDRESS

DAVID R. & SHERRI A. JACKSON  
344 Hwy 66  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

21949

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land in the E1/2 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway, at a point which is South 135 feet from the quarter corner common to Sections 28 and 33 in Township 39 South, Range 8 East of the Willamette Meridian; thence South 61 degrees 56' West 219 feet along the Southerly line of said highway to the true point of beginning; thence continuing South 61 degrees 56' West along the Southerly line of said highway, a distance of 155 feet; thence South 1514.30 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Road; thence North 54 degrees 12' East 173.85 feet along said right of way line to a point; thence North 0 degrees 01' West 1485.53 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day  
of December A.D. 19 87 at 4:19 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 21948.  
Evelyn Biehn, County Clerk  
By Ram Smith

FEE \$15.00

