

84813

MTC 19354-1

WARRANTY DEED

Vol. M88 Page

2922

KNOW ALL MEN BY THESE PRESENTS, That  
 JEAN ELIZABETH PINNIGER and MARGARET ANN KERSHNER, each as to an undivided  $\frac{1}{2}$  interest,  
 as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 ELWYN A. JACOBSON and JACKIE S. JACOBSON, 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:

The West half of Lot 1, and the following described portion of Lot 2, of Block 39 of Hot Springs Addition to City of Klamath Falls, Oregon: Beginning at the most Westerly corner of said Lot 2 and running thence Northeasterly along the line of Lots 1 and 2 of said Block, 75 feet; thence in a Southeasterly direction, parallel with the North-easterly line of said Lot, 33 feet 4 inches; thence in a Southwesterly direction, parallel with the Northwesterly line of said Lot, 75 feet; thence Northwesterly along the Southwesterly line of said Lot, 33 feet 4 inches to the place of beginning.

Klamath County Tax Account #3809-28CA-11500

## 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 all those of record and those 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 \$ 65,000.00

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 27th day of February, 1988; 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)

STATE OF OREGON,

County of Lane

February

19 88

Personally appeared the above named  
 MARGARET ANN KERSHNER

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

(OFFICIAL  
 SEAL)

*Pam R Ehlers*

Notary Public for Oregon

My commission expires: 12/21/89

JEAN ELIZABETH PINNIGER

MARGARET ANN KERSHNER

STATE OF OREGON, County of Klamath

February 24, 19 88

Personally appeared JEAN ELIZABETH PINNIGER

who, being duly sworn,

acknowledged said instrument to be its voluntary act and deed.

Before me:

*Kristin B Redd*

Notary Public for Oregon

My commission expires: 11/16/88

(OFFICIAL  
 SEAL)

JEAN ELIZABETH PINNIGER & MARGARET ANN KERSHNER  
 c/o Jerry Kershner, 74 East 18th Avenue, Suite 11  
 Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

ELWYN A. JACOBSON and JACKIE S. JACOBSON  
 1972 Earle Street  
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 1st day of March, 19 88,  
 at 11:53 o'clock A.M., and recorded  
 in book M88 on page 2922 or as  
 file/reel number 84813

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Recording Officer  
 Deputy

Fee: \$10.00