

12158

MTC 23/59-P

WARRANTY DEED

Vol. m90

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. JENKINS & MARGARET M. JENKINS,
as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH J. OLMSTEAD
& ROBERT L. SELLERS not as tenants in common, but with the right of ****, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 29 of ORIGINAL TOWN OF MERRILL, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No. 4110-1CC-5400

***survivorship, as to an undivided $\frac{1}{2}$ interest and ACHIM BASSLER & ARLETTE
J. BASSLER, husband and wife as to an undivided $\frac{1}{2}$ interest***

"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 and 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.

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 \$ 27,000.00

~~However, the actual consideration consists of and includes other property or interest in property which is the whole
or part of this consideration (indicate which of the several items are the symbols of an 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 5th day of March, 1990 ;
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.

Charles W. Jenkins
Charles W. Jenkins

Margaret M. Jenkins
Margaret M. Jenkins

STATE OF OREGON, County of Klamath, ss.

STATE OF OREGON,)
County of Klamath) ss.

31st, 1990

Personally appeared the above named
Charles W. Jenkins & Margaret M. Jenkins

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 behalf 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:

(OFFICIAL
SEAL)

Before PAMELA J. SPENCER
NOTARY PUBLIC-OREGON

Notary Public for Oregon 8/16/92
My commission expires:

Charles W. & Margaret M. Jenkins

PO BOX 433

Merrill OR 97633

GRANTOR'S NAME AND ADDRESS

Kenneth J. Olmstead & Robert L. Sellers

Achim & Arlette J. Bassler

5911 PECK Dr. Klamath Falls OR

GRANTEE'S NAME AND ADDRESS

97603

After recording return to:

Kenneth J. Olmstead & Robert L. Sellers

Achim & Arlette J. Bassler

5911 PECK Dr. Klamath Falls OR

NAME, ADDRESS, ZIP

97603

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

Kenneth J. Olmstead & Robert L. Sellers

Achim & Arlette J. Bassler

5911 PECK Dr. Klamath Falls OR

NAME, ADDRESS, ZIP

97603

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
received for record on the 8th
day of March, 1990,
at 11:52 o'clock A.M., and recorded
in book M90 on page 4384 or as
file/reel number 12158,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullender, Deputy

Fee \$28.00