

WARRANTY DEED

BRUCE L. WOLFRUM AND M. FAYE WOLFRUM,

13219

mrc. 23200

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE A. JESME AND PATRICIA M. JESME, HUSBAND AND WIFE, hereinafter calledthe 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 25 of FIRST ADDITION TO MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 43-3909-01BB-1900
Key No. 506928

"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 to the land

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 \$ 64,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 64,000.00. If the actual consideration is not stated in the instrument, 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 3 day of March, 19 90; 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.

Bruce L. Wolfrum

M. Faye Wolfrum

STATE OF OREGON, County of Klamath) ss.

STATE OF OREGON,

County of Klamath) ss.
April 3, 19 90Personally appeared the above named
Bruce L. + M. Faye Wolfrumand acknowledged the foregoing instrument
to be their voluntary act and deed.Before me, [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-17-91Bruce L. Wolfrum
M. Faye Wolfrum

GRANTOR'S NAME AND ADDRESS

Lee A. Jesme
Patricia M. Jesme

GRANTEE'S NAME AND ADDRESS

After recording return to
Klamath First Federal Savings and Loan
2943 South Sixth St.
Klamath Falls, OR 97601Until a change is requested all statements shall be sent to the following address:
Klamath First Federal S & L Assoc.
2943 South Sixth St.
Klamath Falls, OR 97603SPACE RESERVED
FOR
RECORDERS USE

Fee \$28.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of April, 19 90, at 4:00 o'clock P M., and recorded in book M90 on page 6309 or as file/reel number 13219.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
[Signature] Deputy