

25355

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

PATRICK JANISCH and LINDA JANISCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOBERT KEPHART and SHARON KEPHART, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 12 of Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions in the dedication of Tract No. 1122; Conditions and restrictions shown on the plat of Tract No. 1122; Articles of Association of Little Deschutes River Woods Owners Association, recorded March 12, 1973 in Volume M73 page 2591, Deed records of Klamath County, Oregon, and amended by instrument recorded October 2, 1975, in Volume M75 page 12048 and recorded December 6, 1977, in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon; and Right of Way Easement, recorded September 6, 1978 in Volume M78 page 18615, Deed records of Klamath County, Oregon.

(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 \$ 5,500.00

~~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 5th day of March, 1986; 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 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.

Patrick Janisch
PATRICK JANISCH
Linda Janisch
LINDA JANISCH

STATE OF OREGON,

County of Klamath } ss.
March 7, 1986

Personally appeared the above named

Patrick Janisch and
Linda Janisch

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,
Notary Public for Oregon
My commission expires: 3-22-90

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 attixed 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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Hubert & Sharon Kephart
17859 Mossy Creek Rd
Cottage Grove OR 97111

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of Jan, 1991, at 3:52 o'clock P.M., and recorded in book/reel/volume No. M91 on page 1887 or as fee/file/instrument/microfilm/reception No. 25355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

Barbara Mulholland Deputy

Fee \$28.00