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MTC 25668
WARRANTY DEED

Vol. m91 Page 16269

KNOW ALL MEN BY THESE PRESENTS, That MAX M. BENEDICT and GEORGIA BENEDICT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH RANDALL JERTBERG and LAURA JEAN MURIE JERTBERG, 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:

See attached Exhibit "A"

subject to:

1. A Perpetual Non-exclusive Easement for ingress and egress subject to the terms and provisions thereof in that certain instrument dated June 26, 1979 and recorded June 27, 1979 in Volume M79, page 15171, Microfilm Records of Klamath County, Oregon.
2. An easement created by instrument dated August 15, 1979 and recorded August 22, 1979 in Volume M79, page 19942, Microfilm Records of Klamath County, Oregon.
3. An easement created by instrument recorded March 8, 1985 in Volume M85 at page 3455 in the Records of Klamath County, Oregon.

"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, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except 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 of 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 \$80,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be supplied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 16th day of August, 1991.

Max M. Benedict
Max M. Benedict

Georgia Benedict
Georgia Benedict

STATE OF OREGON, County of Klamath)ss.

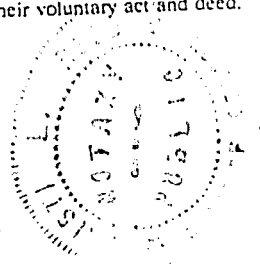
Personally appeared the above named individuals and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)

Before me:

Kristi G. Redd
Notary Public for Oregon

My Commissioner Expires: 11/16/91



MAX M. BENEDICT and
GEORGIA BENEDICT
Grantor

JOSEPH RANDAL JERTBERG and
LAURA JEAN MURIE JERTBERG
422-715 Johnson Rd.
Susanville, CA 96130
Grantee

After recording return to:
JOSEPH RANDALL JERTBERG and
LAURA JEAN MURIE JERTBERG

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument
received for record on the ___ day of
___, 19___, at ___ o'clock ___ M.,
and recorded in book/reel/volume No. ___
on page ___ or as fee/file/instrument/
microfilm/reception No. ___, Recorded of
Deeds of said county.

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy _____

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



WARRANTY DEED EXHIBIT A

The SE ¼ of NE ¼ Section 31, the NW ¼ of SW ¼ Section 32 and the SW ¼ of NW ¼ Section 32, Township 39 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to:

1. A 200' building set back from the North line of the SE ¼ NE ¼ of Section 31 and SW ¼ NW ¼ Section 32, Township 39 South, Range 11½ East of the Willamette Meridian in the County of Klamath, State of Oregon.

Together with:

1. A perpetual non-exclusive easement for ingress and egress subject to the terms and provisions thereof in that certain instrument dated June 26, 1979 and recorded June 27, 1979 in Volume M79, page 15171, Microfilm Records of Klamath County, Oregon; and

2. An easement created by instrument dated August 15, 1979 and recorded August 22, 1979 in Volume M79, page 19942, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day of Aug. A.D., 19 91 at 11:45 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 16269.

FEE \$33.00

Evelyn Biehn - County Clerk

By Ronnie Mulins

