

47159

WARRANTY DEED
MTC 27761-45

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KNOW ALL MEN BY THESE PRESENTS, That
LOIS ANN STEWART, F. G. STEWART and BETTY MAE BEYMER AKA BETTY MAE JERREAD

hereinafter called the grantor, for the consideration hereinabove stated, to grantor paid by
GRETCHEN JENSEN

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lots 13 and 14 and the Easterly 100 feet of Lot 12 in Block 4, LENNOX
ADDITION, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

SUBJECT TO: City Lien in favor of the City of Klamath Falls, Improvement Unit 51, Card 175,
Docketed December 21, 1983. Affects East 100 feet of Lot 12 and City Lien in favor of
the City of Klamath Falls, Improvement Unit 51, Card 176, Docketed December 21, 1983.
Affects Lots 13 and 14. The Grantee does agree to assume and to pay in full this
obligation.

"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 those apparent upon the land, if any, as 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 \$ 6,000.00

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 11 day of July 1992;
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.

STATE OF OREGON,

County of Douglas ss.
18 JUNE 1992

Personally appeared the above named

LOIS ANN STEWART

F. G. STEWART

GRETCHEN JENSEN

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

Before me

Notary Public for Oregon

My commission expires 12/31/92

LOIS ANN STEWART

F. G. STEWART

BETTY MAE BEYMER

BETTY MAE JERREAD

*Lois Ann Stewart**F. G. Stewart**Betty Mae Beymer**Betty Mae Jerread*

STATE OF OREGON, County of Valley ss.

The foregoing instrument was acknowledged before me this
June 24, 1992, by BETTY MAE
BEYMER, president and by BETTY MAE
JERREAD.

a corporation, on behalf of the corporation
Notary Public for _____
My commission expires Nov. 29, 1994 (SEAL)

LOIS ANN STEWART, F. G. STEWART and BETTY MAE BEYMER
217 W. CHAPMAN ST.

ROSEBURG, OR 97470

GRANTOR'S NAME AND ADDRESS

GRETCHEN JENSEN

P.O. BOX 234

KENO, OR 97627

GRANTEE'S NAME AND ADDRESS

GRETCHEN JENSEN

P.O. BOX 234

KENO, OR 97627

NAME, ADDRESS &

Name, address and telephone number of the recorder of this instrument

GRETCHEN JENSEN

P.O. BOX 234

KENO, OR 97627

NAME, ADDRESS &

Fee \$30.00

Evelyn Biehn, County Clerk
Recording Officer
By *Ruthie McEndoo Deputy*