MOUNTAIN TITLE COMPANY

47159 MTC 27761-B WARRANTY DEED Vol M92 Page 14808

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 hereinafter stated, to grantor paid by* GRETCHEN JENSEN *, hereinafter called 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 18 *day of* June *, 19* 92 *; 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.*

Lois Ann Stewart
LOIS ANN STEWART

F. G. Stewart
F. G. STEWART

Betty Mae Beymer
BETTY MAE BEYMER

Betty Mae Jerread
BETTY MAE JERREAD

STATE OF OREGON,
County of Douglas *) ss.*
18 June *, 19* 92

Personally appeared the above named LOIS ANN STEWART, F. G. STEWART ~~BETTY MAE BEYMER~~ *and acknowledged the foregoing instrument to be* THEIR *voluntary act and deed.*

Before me:

Notary Public for Oregon
My commission expires: 12/2/92

STATE OF ~~OREGON~~, Idaho *County of* Valley *) ss.*
The foregoing instrument was acknowledged before me this June 24 *, 19* 92 *, by* BETTY MAE BEYMER *~~president, and by~~* BETTY MAE JERREAD *~~secretary of~~*
a _____ *corporation, on behalf of the corporation.*

Notary Public for ~~Oregon~~ Idaho Natalie Jane Vock
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, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GRETCHEN JENSEN
P.O. BOX 234
KENO, OR 97627
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *) ss.*
I certify that the within instrument was received for record on the 7th *day of* July *, 19* 92 *, at* 3:40 *o'clock* P. M., *and recorded in book* M92 *on page* 14808 *or as file/reel number* 47159 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muchmore *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY