.70999

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SPECIAL WARRANTY DEED VOLM93 Page

KNOW ALL MEN BY THESE PRESENTS, That CLTC EXCHANGE COMPANY,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILIP L. JENSEN and MARIAN JENSEN, husband and wife, as tenants by the entirety

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

THE NORTHERLY 65.4 FEET OF LOT 8 IN FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF

TOGETHER WITH ALL WARRANTIES RECEIVED BY GRANTOR AT TIME OF ACQUISITION OF SUBJECT PROPERTY BUT WITHOUT LIABILITY THEREFOR.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ EXCHANGE OF PRO OHowever, 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 of it 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 on ......October 25..... corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

LTC EXCHANGE COMPANY

COULD

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.

KAREN ESTRADA, VICE PRESIDENT

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VICE PRESIDENT EXCHANGE COMPANY

OFFICIAL SEAL SUSAN GONZALES
NOTARY PUBLIC - OREGON
COMMISSION NO.017171
MY COMMISSION EXPIRES AUG. 02, 1996

My commission expires

Notary Public for Oregon

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SS.

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GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ......Klamath

I certify that the within instrument was received for record on the at 10:24 ... o'clock A.M., and recorded in book/reel/volume No...M93.....on page ...29557...... or as fee/file/instrument/microfilm/reception No.....70999 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ruline Mulbadre Deputy

Fee \$30.00

SPACE RESERVED

FOR

RECORDER'S USE