

NE 70999

SPECIAL WARRANTY DEED
MTC 31376-KR

Vol. m93 Page 29557

KNOW ALL MEN BY THESE PRESENTS, That CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

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 KLAMATH COUNTY, OREGON

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 claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ EXCHANGE OF PROPERTIES. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 on October 25, 1993, if a 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.

CLTC EXCHANGE COMPANY
KAREN ESTRADA, VICE PRESIDENT

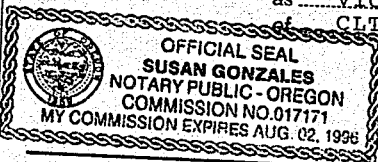
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of JACKSON) ss.

This instrument was acknowledged before me on , 19 ,

by KAREN ESTRADA, VICE PRESIDENT of CLTC EXCHANGE COMPANY

This instrument was acknowledged before me on OCTOBER 25, 1993, as VICE PRESIDENT of CLTC EXCHANGE COMPANY



Susan Gonzales
My commission expires Notary Public for Oregon

CLTC EXCHANGE COMPANY
502 West Main St.
Medford OR 97501
GRANTOR'S NAME AND ADDRESS

JENSEN
7845 Connel
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jensen
7845 Connel
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of Nov., 1993 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
NAME TITLE
By Debra M. Millender Deputy

Fee \$30.00