

71309

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

MTC 31375-KR
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

hereinafter called the Grantor, 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 the 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:

LOT 13 IN BLOCK 12 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF OF 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.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And 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.

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has caused its name to be signed this 27th day of October, 1993 by its officers duly authorized thereto by order of its board of directors.

"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."

CLTC EXCHANGE COMPANY

*AND WHICH LIMIT LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS
DEFINED IN O.R.S. 30.930 IN ALL ZONESKaren Estrada
Karen Estrada, Vice PresidentSTATE OF OREGON
COUNTY OF JACKSONThe foregoing instrument was acknowledged before me this 27th day of October, 1993, by Karen Estrada, Vice President of CLTC EXCHANGE COMPANY, a corporation, on behalf of the corporation.Jodi Redhead
JODI REDHEAD
NOTARY PUBLIC - OREGON
My Commission Expires 6-17-94Notary Public for Oregon
My commission expiresSTATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title coon this 16th day of Nov. A.D. 19 93
at 9:11 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 30145

Evelyn Biehn County Clerk

By [Signature]

Deputy.

Fee, \$30.00

Mail Tax Statements to:
Grantee
7845 DONEGAL
KLAMATH FALLS, OR 97603