7958

FORM No. 633—WARRANTY DEED (Individual or Corporate)

Vol. M89 Page 8724

Box 8

K-4681

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that LOWELL N. JONES and HARMONY HAWKINS JONES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL E. KESSLER and DONNA M. KESSLER, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

The West 330 feet of Government Lot 4, Section 1, Township 40 S., R. 7 E.W.M., EXCEPTING THEREFROM that portion lying within the boundaries of Klamath Falls-Ashland Highway, TOGETHER WITH that certain 30-foot easement for ingress and egress recorded in Volume M-89, Page 7568, deed records of Klamath County, Oregon. SUBJECT TO: (1) Right of way for Ashland-Klamath Falls Highway, including the terms and provisions thereof, from R. A. Broyles, et ux, to County of Klamath, State of Oregon, dated February 16, 1924, recorded February 25, 1924, in Volume 63, Page 486, deed records of Klamath County, Oregon. (2) Right of way for pole line conveyed by Fred L. Rutledge, a single man, to The California Oregon Power Company, a California corporation, dated March 22, 1926, recorded April 8, 1926, in Volume 69, Page 440, deed records of Klamath County, Oregon. (3) Right of way for transmission line, including the terms and provisions thereof, executed by Earl J. Scherer, et ux, to The California Oregon Power Company,

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE (CONTINUED ON REVERSE)

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 of the above granted premises, free from all encumbrances except as stated above,

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 $ 10,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)

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 16th day of June, 1989; 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.

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.

Lowell N. Jones

Harmony Hawkins Jones

STATE OF OREGON, County of KLAMATH } ss.

June 17, 1989

Personally appeared the above named LOWELL N. JONES and HARMONY HAWKINS JONES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-17-92

STATE OF OREGON, County of .....) ss.

..... 19.....

Personally appeared ..... and ..... who, being duly sworn, each for himself and not one for the other, did say that the former is the ..... president and that the latter is the ..... secretary of ....., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Lowell & Harmony Jones

GRANTOR'S NAME AND ADDRESS

Donna & Earl Kessler

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Earl Kessler
17201 Highway 66
Keno OR 97627

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Earl Kessler
17201 Highway 66
Keno OR 97627

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of .....) ss.

I certify that the within instrument was received for record on the ..... day of ....., 19....., at ..... o'clock ..... M., and recorded in book/reel/volume No. ..... on page ..... or as fee/file/instrument/microfilm/reception No. ....., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By ..... Deputy

03-23-94P03:45 RCVD

8452

(DESCRIPTION CONTINUED:) a California corporation, dated September 20, 1957, recorded September 24, 1957, in Volume 294, Page 457, deed records of Klamath County, Oregon; (4) Easement, including the terms and provisions thereof, executed by Earl J. Scherer, et ux, to United States of America, dated December 12, 1957, recorded March 4, 1960, in Volume 319, Page 335, deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 23rd day of March A.D. 1994 at 3:43 o'clock P.M., and duly recorded in Vol. M94, of Deeds on Page 8724

Evelyn Biehn County Clerk
By Deputy

FEE $35.00