

NA

78925

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEE A. JESME & PATRICIA M. JESME

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: **** LEE A. JESME AND PATRICIA M. JESME, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JESME LOVING® TRUST DATED MARCH 30, 1994, AND ANY AMENDMENTS THERETO.

Lot 25 of FIRST ADDITION TO MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909 001 BB 01900

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations. (INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$ -0-
 However, the actual consideration consisted of or includes other property or value given or promised which is the whole part of the consideration (indicate which) - (The contents between the symbols, if not applicable, should be deleted. See ORS 93.036.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of March, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

LEE A. JESME

PATRICIA M. JESME

STATE OF OREGON, County of JACKSON ss.

This instrument was acknowledged before me on MARCH 30, 1994, by LEE A. JESME & PATRICIA M. JESME

This instrument was acknowledged before me on 19

by

as

of



OFFICIAL SEAL
 JAMES H. SMITH
 NOTARY PUBLIC - OREGON
 COMMISSION NO 013393
 MY COMMISSION EXPIRES OCT 31, 1995

JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/95

LEE A. JESME & PATRICIA M. JESME
 5810 CHEYNE AVENUE
 KLAMATH FALLS, OR 97603

Grantor's Name and Address
 LEE A. JESME & PATRICIA M. JESME, TRUSTEES
 JESME LOVING TRUST DATED MARCH 30, 1994
 5810 CHEYNE AVENUE
 KLAMATH FALLS, OR 97603

Grantee's Name and Address
 After recording return to (Name, Address, Zip):
 JAMES H. SMITH, ESQ.
 711 BENNETT AVENUE
 MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):
 LEE A. & PATRICIA M. JESME
 5810 CHEYNE AVENUE
 KLAMATH FALLS, OR 97603

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 11th day of April, 1994, at 11:30 o'clock A.M., and recorded in book/reel/volume No. M94 on page 10710 and/or as fee/file/instrument/microfilm/reception No. 78925, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
 NAME TITLE

By Pauline Muller, Deputy.

Fee \$30.00