

03-20-95P03:53 RCVD

Vol. M95 Page 6193

WARRANTY DEED

MTC 34556

KNOW ALL MEN BY THESE PRESENTS, that DONALD VESSEY and BEULAH VESSEY, grantors, do hereby grant, bargain, sell and convey unto JERRY WATKINS and SUZANNE WATKINS, husband and wife, as tenants by the entirety, grantees, their heirs and assigns, all the real property with the tenements, hereditaments and appurtenances, situated in the County of Jackson and State of Oregon, bounded and described as follows, to-wit:

Cabin and boat dock located on Lot 8, Block V,
Code 08, Account 5-728, Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their heirs and assigns forever, as above stated.

And the grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, except as herein stated, and that they will and their heirs and personal representatives shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

The true and actual consideration for this transfer is \$40,000.00.

Until a change is requested all tax statements shall be sent to: 2502 Reed Ln. Medford Oregon 97501.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer 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.

WITNESS our hands this 14th day of August, 1986.

Donald Vessey
DONALD VESSEY

Beulah Vessey
BEULAH VESSEY

STATE OF OREGON)

COUNTY OF JACKSON)

ss.

NOTARY

On this 14th day of August, 1986 personally appeared Donald Vessey and Beulah Vessey, husband and wife, who are known to me to be the identical individuals named in and who acknowledged to me that they executed the foregoing instrument freely and voluntarily.

Notary Public for Oregon

My commission expires: 9-6-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day of March A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 6193.

FEE \$30.00

RETURN: MTC

By Bernetha G. Letsch, County Clerk