



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043581

AFTER RECORDING RETURN TO:

JULIA E. HANLIN and

JEFFREY J. WELLS

4028 Summers Lane
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BERNARD J. JENDRZEJEWSKI and NONIE B. JENDRZEJEWSKI, husband and wife, hereinafter called GRANTOR(S), convey(s) to JULIA E. HANLIN and JEFFREY J. WELLS, not as tenants in common, but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

IN
PD
"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$45,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of August, 1995.

Bernard J. Jendrzejewski
BERNARD J. JENDRZEJEWSKI

Nonie B. Jendrzejewski
NONIE B. JENDRZEJEWSKI

STATE OF OREGON, County of Klamath)ss.

On August 25, 1995, BERNARD J. JENDRZEJEWSKI and NONNIE B. JENDRZEJEWSKI personally appeared before me,

☒ whose identity I proved on the basis of Oregon Driver's License to be the signer of the above document, and they acknowledged that they signed it.

Charles A. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

EXHIBIT "A"

A portion of the NE 1/4 of the SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of Summers Lane, which point is South 1 degree 08' East 887.91 feet and South 88 degrees 57' West 30 feet from the quarter corner common to Sections 10 and 11 of said Township and Range; thence South 88 degrees 57' West, 150 feet; thence South 1 degree 08' East, 75 feet; thence South 88 degrees 57' West 235 feet to the East line of Lot 33 Summers Park; thence North 1 degree 08' West, 163.41 feet; thence North 88 degrees 57' East 415 feet to the West line of Summers Lane; thence South 1 degree 08' East along the West line of Summers Lane, 88.41 feet to the point of beginning.

CODE 41 MAP 3909-10DA TL 4100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 25th day
of Aug A.D., 19 95 at 3:19 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 23068.

FEE \$35.00

By Bernetha G. Letsch County Clerk