

## WARRANTY DEED

MTC37582DS

LAWRENCE P. FORD and JANETTE GAY FORD, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell and convey to:

PHILIP L. JENSEN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 13, Block 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 7845 Donegal, Klamath Falls, OR. 97603

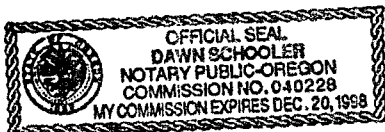
Dated this 15 day of March, 1996

Lawrence P. Ford by Janette Gay Ford  
LAWRENCE P. FORD  
his attorney in fact  
Janette Gay Ford  
JANETTE GAY FORD

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 15 March 19 96  
COUNTY OF Klamath

Personally appeared the above named Janette Gay Ford as herself and as attorney in fact for Lawrence P. Ford and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Dawn Schooler  
Notary Public for Oregon  
My commission expires 12/20/98

ESCROW NO. MT37582-DS

Return to:  
PHILIP L. JENSEN  
7845 Donegal  
Klamath Falls, OR. 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 27th day of March A.D. 19 96  
at 2:07 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 8515.  
Bernetha G Letsch, County Clerk  
By [Signature] Deputy.

Fee. \$30.00