

## WARRANTY DEED

TIMOTHY C. JERAN and ROBYN L. JERAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: ROBERT W. KENYON and CARMA J. KENYON, husband and wife, 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:

THE NORTHEASTERLY 47 FEET OF LOT 4 AND THE SOUTHWESTERLY 17.4 FEET OF LOT 3 IN BLOCK 21 OF KLAMATH FALLS FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 612 ROOSEVELT STREET, KLAMATH FALLS, OR 97601

Dated this 12th day of June, 1996

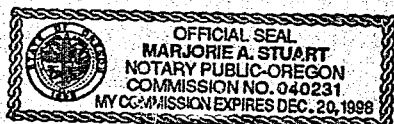
Timothy C. Jeran  
TIMOTHY C. JERAN  
Robyn L. Jeran  
ROBYN L. JERAN

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 12 19 96  
COUNTY OF Klamath

Personally appeared the above named Timothy C. Jeran and  
Robyn L. Jeran

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38280-MS

Return to:

ROBERT W. KENYON  
612 ROOSEVELT STREET  
KLAMATH FALLS, OR 97601

Before me:

Margaret A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 14th day of June A.D., 19 96  
at 11:19 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 17807

Bernetha G. Latsch County Clerk

By Lynette H. H. H.

Deputy.

Fee, \$30.00

'96 JUN 14 AM 11:19