

1-1-74

22820

WARRANTY DEED

Vol. m96 Page 24244

KNOW ALL MEN BY THESE PRESENTS, That JERRY WILLIAM JEROME AND JACKIE MARIE JEROME
BRUCE ERNEST GILBERT AND TRINA LAUREEN GILBERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT G. WARNEKE AND MARTHA M. WARNEKE, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 5 block 10, FIRST ADDITION TO JACKPINE VILLAGE, according to the official plot
thereof on file in the office of County clerk of Klamath county, Oregon.

Subject to: Building set back lines as shown on the annexed plat of First Addition to
Jack Pine Village.

Easement, including the terms and provisions thereof, given by Betty Jane Ahern to
Pacific Northwest Bell Telephone Company, dated June 26, 1972, recorded January 22, 1973
in volume 473, Page 763, Microfilm records of Klamath County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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

NO OTHER EXCEPTIONS EXCEPT THE ABOVE NOTED

and that
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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 7 day of August, 1996;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Washington } ss.
August 7, 1996

Personally appeared the above named

Jerry & Jackie Jerome
Bruce & Trina Gilbert

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 10-17-97

STATE OF OREGON, County of Washington } ss.
August 7, 1996

Personally appeared Jerry & Jackie Jerome and
Bruce & Trina Gilbert who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Jerry Jackie Jerome, Bruce Trina Gilbert

GRANTOR'S NAME AND ADDRESS

Robert & Martha Warnke

GRANTEE'S NAME AND ADDRESS

After recording return to:

HC 32 Box 130

Gilchrist, Oregon 97737

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

HC 32 Box 130

GILCHRIST, OR 97737

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
8th day of August, 1996,
at 11:17 o'clock A.M., and recorded
in book M96 on page 24244 or as
file/reel number 22820.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G Letsch, County Clerk
Recording Officer

By Deputy

Fee \$30.00

96 AUG -8 AM 1:17

LA 307