

28038

ATC #04045312
JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

70735tm

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

Vol. 1996 Page 35299

TENANTS BY ENTIRETY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

JON MC COMB who acquired title as JOHN L. MC COMB

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

/JOHN G. MOURITSEN and LINDA M. MOURITSEN

JORN G.

LINDA M.

husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$ 95,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of October, 1996.

"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."

Jon McComb
JON MC COMB

STATE OF OREGON
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 30th day of October, 1996,
by

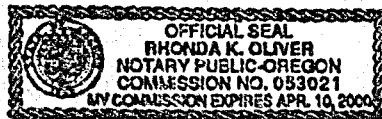
JON MC COMB

Rhonda K. Oliver
Notary Public for Oregon
My commission expires April 10, 2000

Mail Tax Statements to:

Grantees

SPACE FOR RECORDER'S USE



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EXHIBIT "A"

Lot 1, Block 3, KENO WHISPERING PINES, in the County of Klamath, State of Oregon.

CODE 105 MAP 4008-600 TL 1400

Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Keno Whispering Pines.

This property lies within and is subject to the levies and assessments of the Fire Patrol District.

This property lies within and is subject to the levies and assessments of the Keno Pines Road District.

Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: August 31, 1967
Book: M-67
Page: 6837

Easement, including the terms and provisions thereof:
For: Electric underground distribution line
Granted to: Pacific Power & Light Company, a corporation
Recorded: April 19, 1988
Book: M-88
Page: 6119
Fee No.: 86447

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of November A.D., 19 96 at 3:38 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 35299.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen R. [Signature]