

30575

'96 DEC 30 AM 1:15

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## WARRANTY DEED

ASPEN TITLE ORDER #45562

ATC: 901052

AFTER RECORDING RETURN TO:

HERBERT LEO PRICE and

MARGARET MARY PRICE

65310 Climax  
Klamath Falls, OR 97603

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

ERIK JORGENSEN, hereinafter called GRANTOR(S), convey(s) to  
HERBERT LEO PRICE and MARGARET MARY PRICE, 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:

The Southerly 1/2 of Lot 5, Block 53, NICHOLS ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon, being further described as follows:

Beginning at the most Southerly corner of said Lot 5; thence  
Northeasterly and parallel with Jefferson Street (formerly Bush  
Street) 65 feet to the corner common to Lots 5, 6, 3 and 4 of  
said Block 53; thence Northwesterly along the line between Lots  
5 and 6 of said Block 60 feet; thence Southwesterly and parallel  
with Jefferson Street 65 feet to the Easterly line of Seventh  
Street; thence Southeasterly along said line of Seventh Street  
60 feet to the place of beginning.

Code 1, Map 3609-32A8, Tax Lot 2100

"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  
\$12,500.00.

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 2nd day of December, 1996.

X Erik Jorgensen  
ERIK JORGENSEN

this area for notary  
notary just attached

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of VenturaOn 12/18/96 before me, Heather White Notary Public

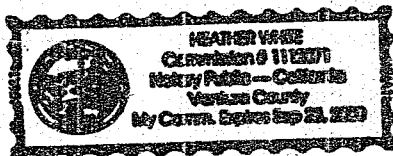
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ERIK JORGENSEN

Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Heather White  
 Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: 12/2/96

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: ERIK JORGENSEN

Signer's Name: \_\_\_\_\_

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

 RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

 RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day  
 of December A.D., 19 96 at 11:15 o'clock A. M., and duly recorded in Vol. M96  
 of Deeds on Page 40271

Bernetha G. Lersch, County Clerk

FEE \$35.00

by Heather White