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Vol. M97 Page 40314



MERLE HOM

C/O 7845 DONEGAL AVENUE
KLAMATH FALLS, OR 97603

Grantor's Name and Address

PHIL JENSEN

7845 DONEGAL AVENUE
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

PHIL JENSEN

7845 DONEGAL AVENUE
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

MTC13916-8748

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MERLE HOM

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JENSEN AND HOM, L.L.C.

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

**PLEASE SEE ATTACHED EXHIBIT "A" **

AMERITE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state): NONE

_____, and that grantor will warrant and forever defend the 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 \$_____-0-_____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this 9 day of December, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Merle Hom

STATE OF OREGON, County of Washington

This instrument was acknowledged before me on December 9, 1997,

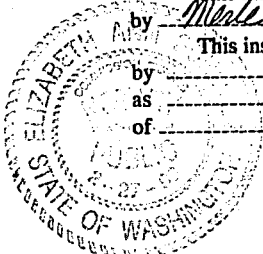
by *Merle Hom*

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Elizabeth Ann Schmitt
Notary Public for Oregon
My commission expires 2/27/98

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 17, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and the N1/2 of vacated Jones Avenue adjoining the South line of said Lot 17, in the County of Klamath, State of Oregon, EXCEPTING from said Lot 17 a tract of land lying North of the Enterprise Irrigation ditch in Lot 17, PIEDMONT HEIGHTS, an addition in Klamath County, Oregon situated in the E1/2 SE1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of Lot 17; thence South 0 degrees 27' East along a line between Lots 17 and 18 a distance of 146.8 feet to an iron pin; thence North 77 degrees 19' West 109.0 feet to an iron pin; thence North 18 degrees 18' West 113.6 feet to an iron pin which is South 0 degrees 27' East a distance of 15 feet from an iron pin which lies on the line between Lots 17 and 23; thence North 0 degrees 27' West 15 feet to the iron pin which lies on the line between Lots 17 and 23; thence East a distance of 141.0 feet, more or less, to the point of beginning.

TOGETHER WITH AN EASEMENT 30 feet in width over and across the Easterly 30 feet of Lots 3 and 12 of PIEDMONT HEIGHTS, together with that portion of vacated Jones Avenue which inured thereto as reserved in instrument recorded in Volume M96, pages 25261 and 25265, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title
of December A.D., 19 97 at 11:41 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 40314 day

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kardian Ross