

52802

NITC 43674-MS

WARRANTY DEED

Vol. 1998 Page 3987

DONN JENSEN AND LINDA JENSEN, WHO ACQUIRED TITLE AS LINDA SPOLEK, Grantor(s), hereby grant, bargain, sell, warrant and convey to: DONN JENSEN and LINDA JENSEN, 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:

LOT 11 IN BLOCK 1 OF TRACT 1165 MIRACLE MANOR, 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 THE 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 \$ —

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3410 PLUM BUSH COURT, KIAMATH FALLS, OR 97603

Dated this 2nd day of February 19 98

Donn Jensen
DONN JENSEN

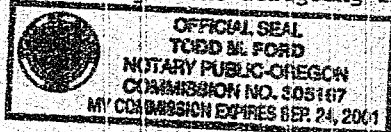
Linda Jensen
LINDA JENSEN

STATE OF Oregon SS. 2-2 19 98
COUNTY OF Klamath

Personally appeared the above named

Donn Jensen & Linda Jensen

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Todd M. Ford
Notary Public for Klamath Co. & Fed
My commission expires 9-24-01

(seal)

ESCROW NO. MT43674-MS

Return to:

DONN JENSEN
3410 PLUM BUSH COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 6th day of February A.D. 1998
at 3:27 o'clock P. M. and duly recorded
in Vol. 1998 of Deeds Page 3987

Bernetha G. Leusch, County Clerk

By Kathleen Ross
Per \$30.00 Deputy