

MTC 16270

1-1-74

58213

WARRANTY DEED

Vol. 1198 Page 16584

KNOW ALL MEN BY THESE PRESENTS, That CERTIFIED MORTGAGE COMPANY, an Oregon Corporation

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

ELMER JACOBS AND JEANETTE JACOBS, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

EXHIBIT "A" DESCRIPTION

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 Excepting those that have occurred by virtue of actions of the grantee herein since April 4, 1986, the date of a certain land contract in pursuance of which this deed is given.

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 \$ 5,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 23 day of APRIL, 1986; 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.

CERTIFIED MORTGAGE COMPANY, an Oregon CORPORATION

BY: RICHARD H. MARLATT, PRESIDENT

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 19____.

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of KLAMATH, 1986.

Personally appeared RICHARD H. MARLATT and _____ 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

CERTIFIED MORTGAGE COMPANY

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 behalf 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: ANNE C. JACOBSON

Notary Public for Oregon

My commission expires: 8-21-87

(OFFICIAL SEAL)

CERTIFIED MORTGAGE COMPANY
803 MAIN SUITE 103
KLAMATH FALLS OR 97601

ELMER AND JEANETTE JACOBS
BOX 502 BLY OR 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elmer & Jeanette Jacobs
3300 Anderson Ave.
KFO 97603

Until a change

the following address.

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 _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A" DESCRIPTION

The following described real property in Klamath County, Oregon:

A tract of land being a portion of Lots 11, 12 and 13 in Block 7, of NORTH BLY, more particularly described as follows:

Beginning at the most Northerly corner of Lot 11 of said Block 7; said point being on the Southerly boundary of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Northerly boundary of said Lot 11, 159.0 feet to the most Westerly corner thereof; thence South $28^{\circ}53'$ West along the Westerly boundary of said Lot 11, 64.2 feet to a point; thence South $89^{\circ}52'$ East 106.1 feet to a point; thence South $1^{\circ}13'$ West 50 feet to a point on the South line of said Lot 13; thence East along the South line of said Lot 13 to the West boundary of a tract of land conveyed to C.L. Svensgaard, et ux., by deed recorded September 16, 1968 in Deed Book M68 at page 8342; thence North $34^{\circ}52'$ East to a point on the South boundary of the Klamath Falls-Lakeview Highway; thence Northwesterly along the Southerly boundary of said Highway to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 15th day
of May A.D., 19 98 at 10:15 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 16584

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rasmussen