

58979

WARRANTY DEED

Vol. 1998 Page 18356

JENSEN AND HOM, L.L.C.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TRACIE R. RANDALL,

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:

PARCEL 1 OF LAND PARTITION 61-97 FILED MARCH 23, 1998 IN THE KLAMATH COUNTY CLERK'S OFFICE, BEING A PORTION OF LOT 17 PIEDMONT HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, IN THE SE1/4 SECTION 1, TOWNSHIP 39 RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, 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 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.

The true and actual consideration for this conveyance is \$ 24,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2930 JENSEN LANE, KLAMATH FALLS, OR 97603

Dated this 8th day of May, 1998.

JENSEN AND HOM, L.L.C.

BY: Philip L. Jensen AUTHORIZED AGENT

BY: George Hom AUTHORIZED AGENT

STATE OF WA, County of Thurston ss.

This instrument was acknowledged before me on May 18, 1998

by _____

as _____

of _____

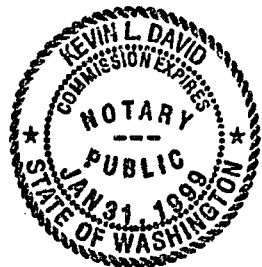
Notary Public of WA

My commission expires 1.31.99

ESCROW NO. MT44364-MS

Return to:

TRACIE R. RANDALL
2930 JENSEN LANE
KLAMATH FALLS, OR 97603



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1998 MAY 15

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STATE OF OREGON,

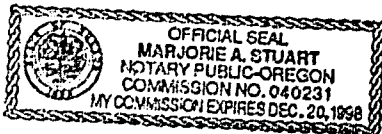
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 21st day of May, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Philip L. Jensen, as authorized signer for JENSEN and HOM, L.L.C.

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of May A.D., 19 98 at 3:52 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 18356

FEE \$30.00

Bernetha G. Leisch, County Clerk
By Kathleen Rood

