

59345

MTC 44671-MS
WARRANTY DEED

Vol. 1198 Page 19332

JENSEN AND HOM, L.L.C.,

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

LEWIS R. POHLL,

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 2 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 \$ 23,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2720 JENSEN LANE, KLAMATH FALLS, OR 97603

Dated this 1 day of June, 19 98

JENSEN & HOM, L.L.C.

JENSEN AND HOM, L.L.C.

BY: Philip L. Jensen AUTHORIZED AGENT

BY: George Hom AUTHORIZED AGENT

STATE OF Washington, County of) ss.

This instrument was acknowledged before me on June 1, 19 98

by GEORGE HOM

as AUTHORIZED AGENT

of JENSEN AND HOM, L.L.C.

Notary Public of Washington

My commission expires 1-31-99

ESCROW NO. MT44671-MG

Return to:

LEWIS R. POHLL

2148 HOPE STREET

KLAMATH FALLS, OR 97603



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF OREGON)
) ss
 COUNTY OF KLAMATH)

On this 4 day of JUNE, 19 98, before me, the undersigned Notary Public, personally appeared PHILIP L. JENSEN

and known to me to be members or designated agent of the limited liability company that executed this instrument, and acknowledge this instrument to be the free and voluntary act of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.

Marion Grantham
 Notary Public in and for the State of Oregon

My commission expires: 1/22/01



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day
 of June A.D., 19 98 at 3:33 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 19332

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kardum Road