

63913

After recording return to:

ROGER G. PEER

P.O. BOX 283

CRESCENT, OR 97733

98 AUG -4 11:45

Vol 198 Page 28571

TITLE ORDER NO: K-52417

KEY ESCROW NO: 41-1590

Until a change is requested tax statements shall be sent to the following address: SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

WILLIAM K. JENSEN and KAREN L. JENSEN, as tenants in common Grantor, conveys and warrants to:

ROGER G. PEER and ELIZABETH J. PEER, husband and wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 2 of Partion No. LP 62-96/Jensen, February 14, 1997 in the office of the County Clerk of Klamath County, Oregon, located in the SE 1/4 nw 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject To:

- 1. The rights of the public in and to that Portion of the premises herein described lying within the limits of roads, streets or highways.
2. Easement shown on the recorded partition of Partition No. 62/96/Jensen, as follows: "30.00' wide easement for road and utility purposes, 15.00' each side of the West line of Parcels 1,2 & 3.

Tax Account No: R881628

Map No: 24-08-25-B0-00601

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 consideration for this conveyance is \$20,250.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

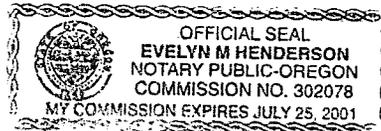
If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 31 day of July, 1998.

GRANTOR(S)

William Jensen
WILLIAM K. JENSEN

Karen L. Jensen
KAREN L. JENSEN



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on July 31, 1998, by WILLIAM K. JENSEN and KAREN L. JENSEN

[Signature]
Notary Public for Oregon

My commission expires: 7-25-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day of August A.D., 19 98 at 11:45 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 28571.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By *Bernetha G. Letsch*

UNOFFICIAL COPY

[Handwritten signatures and notes]

[Faint printed text at the bottom of the page]