

73215

30 JAN 20 1999

UTC 47134-LW

WARRANTY DEED Vol 722 Page 1806

REX D. JENSEN and VERNA MARIE JENSEN, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DALE MARSHALL,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 FEETITLE 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2002 Hope St. Klamath Falls, OR 97603

Dated this 19 day of January 1999

Rex D. Jensen
REX D. JENSEN

Verna Marie Jensen
VERNA MARIE JENSEN

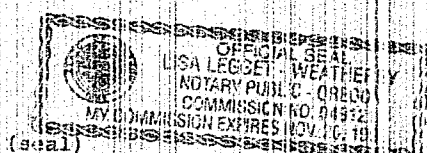
STATE OF Oregon

COUNTY OF Klamath

SS. January 19 19 99

Personally appeared the above named Rex D. Jensen
and Verna Marie Jensen

and acknowledged the foregoing instrument to be 1 voluntary act.



Before me,

Lisa Leggett
Notary Public for Oregon
My commission expires 11/10/99

ESCROW NO. MT47134-1W

Return to:

DALE MARSHALL

2002 Hope St.
Klamath Falls, OR
97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Lot 6, Block 12, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the SW corner of said Lot 6; thence North 0 degrees 28' West along the East boundary of Diamond Street 50.0 feet to an iron pin; thence North 89 degrees 08' East parallel with the South line of said Lot 6, 150.0 feet to an iron pin; thence South 0 degrees 28' East parallel with Diamond Street 50.0 feet to an iron pin; thence South 89 degrees 08' West along the South line of said Lot 6, 150.0 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH:

ss.

Filed for record at receipt of _____ the _____ 20th day
of _____ January _____ A.D. 1999 at _____ 10:50 o'clock _____ A. M. and duly recorded in Vol. _____ 1899
of _____ Lead _____ on page _____ 1805

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross