

MTC 48591-MS
WARRANTY DEED

Vol M99 Page 29268

1999 JUL 22 PM 2:08

PHILIP L. JENSEN and MARIAN JENSEN, as tenants by the entirety, Grantor,

hereby grant, bargain, sell, warrant and convey to:

JOHN W. CROCKETT, Grantee,

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:

SOUTHERLY 160 FEET OF LOT 58, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3909-002BA-04300-000

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:

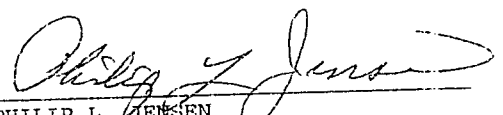
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.


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 30.950.

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 EXCHANGE ON BEHALF OF GRANTOR AND/OR GRANTEE.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 264, KLAMATH FALLS, OR 97601

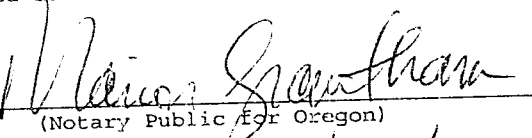
Dated this 22 day of July, 1999.


PHILIP L. JENSEN


MARIAN JENSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 22, 1999 by PHILIP L. JENSEN AND MARIAN JENSEN.

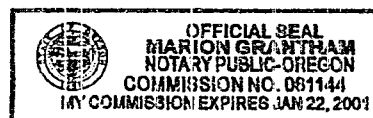

(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48591-MS

Return to:

JOHN W. CROCKETT
P.O. BOX 264
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 7/22/99 at 2:08 p.m.
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Linda Smith,
County Clerk Fee \$ 30 - KR