

2010-008412

Klamath County, Oregon



07/13/2010 09:29:36 AM

Fee: \$37.00

WARRANTY DEED

GRANTORS: ROEBRT E. JACOBS and TAMYRA K. JACOBS, Husband and Wife of South Jordan, Utah,

CONVEY AND WARRANTS TO

GRANTEE: RICHARD FLOYD VAN DONK

the following described real property free of encumbrances except as specifically set forth herein:

The W1/2 of the NW1/4 of the NE1/4 of the SW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and including that small piece of the W1/2 of the SW1/4 of the NE1/4 of the SW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, located North of the U.S. Forest Service Road No. 283.

Tax Account Nos. 2808 01600 03400 and M-147654

SUBJECT TO:

1. Any improvement located upon the insured property which is described or defined as a mobile home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. An easement created by instrument, as disclosed by warranty deed, dated June 1, 1961, and recorded November 17, 1961, Volume 333, Page 690, Deed Records of Klamath County, Oregon, "An easement of 25 feet along the East, North, and West lines for egress and ingress and for public utilities."
4. An easement created by instrument, as disclosed by deeds, recorded January 3, 1961, Volume 326, Page 385, Deed Records of Klamath County, Oregon, and recorded September 22, 1961, Volume 332, Page 437, Deed Records of Klamath County, Oregon.
5. An easement created by instrument dated February 17, 1981, and recorded March 31, 1981, Volume M81, Page 5703, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$53,500.00. No other property or other value given or promised was part of this consideration.

GRANTORS:

Robert E. Jacobs

Tamyra K. Jacobs
DATED: July 6, 2010

Until a change is requested, all tax statements shall be sent to the following address:
Robert E. Jacobs, 3284 Iron Gate Road, South Jordan, UT 84095

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)
Date: July 6, 2010

Personally appeared the aboved named, Robert E. Jacobs and Tamyra K. Jacobs, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

NOTARY PUBLIC FOR UTAH
MY COMMISSION EXPIRES: 5-20-2013

STATE OF OREGON)) ss. COUNTY OF KLAMATH) Filed for record at request of:	Notary Seal
On this _____ day of _____ A.D. 2010 at _____ o'clock _____ and duly recorder in Vol. _____ of _____ Page _____ Linda Smith, County Clerk By _____, Deputy Fee, \$ _____	AFTER RECORDING RETURN TO: Robert Jacobs 3284 Iron Gate Road South Jordan, UT 84095