

1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That

Elmer Jacobs

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elmer Jacobs and Jeanette Jacobs, husband and wife as tenants by the entirety hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of August, 2015; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



STATE OF OREGON,

County of Klamath

August 13, 2015

Personally appeared the above named

Elmer Jacobs

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-10-17

STATE OF OREGON, County of) ss.

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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Elmer and Jeanette Jacobs
3280 Anderson Ave
Klamath Falls, Or. 97603
Same as above

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elmer and Jeanette Jacobs
3280 Anderson Ave
Klamath Falls, Or. 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

2015-009047

Klamath County, Oregon



00174508201500090470020022

SPA: 08/13/2015 03:39:07 PM

Fee: \$47.00

FOR RECORDER'S USE

page or as document/fee/file/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

Returned at Counter

Exhibit A

The North 43 feet of the following described property in the County of Klamath, State of Oregon, beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

And

The South 82 feet of the following described property in the County of Klamath, State of Oregon, beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian. Together with the vacated North 10 feet of Marvin Street lying adjacent to the South line of the above described property.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

R3614-034DC-10100-000
R3614-034DC-10200-000

Beginning at a point 1390 feet West and 30 feet North of the Section corner common to Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, and Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 125 feet; thence West 50 feet; thence South 125 feet; thence East 50 feet to the point of beginning; being a parcel of land 50 feet in width by 125 feet in depth adjoining the Hotel property of O.W. Howard on the West and being situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. Together with that portion of vacated Marvin Street which inured thereto, vacated by Board of Commissioners Order dated March 12, 1973.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

R-3614-034DC-10000-000