

MOUNTAIN TITLE COMPANY

90638

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

SELMA R. LEERSKOV hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT JAYNE and VIRGINIA M. JAYNE, husband and wife 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:

The N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$. Klamath County Tax Account #3407-2900-0900.

MOUNTAIN TITLE COMPANY

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.

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 except those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 60,000.00

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 12th day of August, 1988; 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.

X Selma R. Leerskov
SELMA R. LEERSKOV

STATE OF ARIZONA
County of Mohave } ss.
August 12, 1988

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19 ____

Personally appeared the above named SELMA R. LEERSKOV

and acknowledged the foregoing instrument to be her voluntarily act and deed. _____ 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, 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 Arizona
My commission expires: _____

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

SELMA R. LEERSKOV
P.O. Box 3253
Kingman, AZ 86402
GRANTOR'S NAME AND ADDRESS

SCOTT JAYNE and VIRGINIA M. JAYNE
P.O. Box 950
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 23rd day of Aug., 1988, at 2:55 o'clock P.M., and recorded in book M88 on page 13631 or as file/reel number 90638. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By _____ Recording Officer
Deputy

Fee \$8.00

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