

9728

1*TC 22862-1

WARRANTY DEED

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9728
KNOW ALL MEN BY THESE PRESENTS, That ELSIE WALRADT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J-SPIDER RANCH CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances therunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-1100-800

"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 and the above granted premises, free from all encumbrances EXCEPT Those of record and 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.

and demands of all persons whomsoever, except those claiming in
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,300.00
The true and actual consideration given or promised which is the whole
consideration consists of:

10. If the word "person" is used in the singular, it shall be understood to include the plural and all grammatical persons, and where the context so requires, the singular includes the plural and all grammatical persons and to individuals.

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 28th day of August, 2011, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by _____ of its board of directors.

Elsie Walradt
Elsie Walradt

STATE OF OREGON, IDAHO)
County of Canyon) ss.
December 28, 1989

Personally appeared the above named _____

Elsie Walradt
and acknowledged the foregoing instrument
to be her voluntary act and deed.

BEFORE ME, the undersigned authority, on this 11th day of August, 2010, personally appeared Robert M. Wood, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(OFFICIAL SEAL) Notary Public for ~~MISSISSIPPI~~ MISSISSIPPI ID# 10
My commission expires: 9-15-11

STATE OF OREGON, County of _____ ss.
 _____, 19____
 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: _____

EISIE WALRADT
 1715 West Flamingo, Space 156
 Nampa, Idaho 83651
 GRANTOR'S NAME AND ADDRESS
 J-SPEAR RANCH CO.
 PO Box 257
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS
 A recording return to:
 J-SPEAR RANCH CO.
 PO Box 257
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP
 I and a charge is requested all tax statements shall be sent to the following address:
 J-SPEAR RANCH CO.
 PO Box 257
 Klamath Falls, OR 97601
 ADDRESS ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 3rd
day of Jan., 19 90,
at 9:12 o'clock AM., and recorded
in book M90 on page 86 or as
file/reel number 9728,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller Deputy

Fee: \$28.00