

19862

MTC 22826-D

WARRANTY DEED

Vol. m90 Page 339

KNOW ALL MEN BY THESE PRESENTS, That A. BRENT HENNINGShereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J-SPEAR RANCH CO., an Oregon corporation, hereinafter calledthe 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The 1E½ NW¼ SE¼, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-1800-400

"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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,200.00.  
 If the consideration is not stated in terms of dollars, the consideration shall be stated in terms of dollars, and if the consideration is not stated in terms of dollars, the consideration shall be stated in terms of dollars, and if the consideration is not stated in terms of dollars, the consideration shall be stated in terms of dollars.

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 5th day of January, 19 90; 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.

A. Brent Hennings  
 A. Brent Hennings

STATE OF OREGON,  
 County of Klamath ss.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_  
A. Brent Hennings

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

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 PAMELA J. SPINER  
 (OFFICIAL SEAL) NOTARY PUBLIC OREGON  
 My Commission Expires 11-19-92

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

A. Brent Hennings  
 4507 Laverne  
 Klamath Falls, OR 97603

J-Spear Ranch Co.  
 PO Box 257  
 Klamath Falls, OR 97601

J-Spear Ranch Co.  
 PO Box 257  
 Klamath Falls, OR 97601

J-Spear Ranch Co.  
 PO Box 257  
 Klamath Falls, OR 97601

STATE OF OREGON, ss.

County of Klamath  
 I certify that the within instrument was received for record on the 5th day of Jan., 19 90, at 4:29 o'clock P.M., and recorded in book M90 on page 339 or as file/reel number 9862.

Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

B. O. Muller, Deputy  
 Recording Officer

Fee \$28.00