

10480

MTC 22857-P WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANNA B. RONCEVICH

Vol. M90 Page 1519

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J-SPEAR RANCH CO., an Oregon corporation

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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Lot 3 of Section 30, Township 32 South, Range 7 East of the Willamette Meridian Klamath County, Oregon, described as:

Beginning at a point on the West line of said lot which is 660 feet South measured along said lot line, from the Northwest corner thereof; thence running South along said lot line 359.4 feet; thence East, parallel with the North line of said lot, to a point on the East line of said Lot 3; thence North along said lot line 359.4 feet; thence West parallel with the North line of said lot to the point of beginning. EXCEPTING THAT portion lying within the boundaries of a legally dedicated road or highway. Tax Account # 3207-3000-200

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,

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 \$ 6,300.00

~~However, the above consideration is not to be construed as a consideration for the purpose of the Oregon Real Property Transfer Act, ORS 92.001, which provides that the consideration for the purpose of the Act shall be the consideration actually paid for the property transferred, and not the consideration stated in the instrument.~~

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 15th 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.

Anna B. Roncevich
Anna B. Roncevich

STATE OF ~~MISSOURI~~ KANSAS
County of Sedgewick) ss.

STATE OF Kansas, County of Sedgwick) ss.

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 _____

and acknowledged the foregoing instrument to be her _____ 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 me: ANGELINA LEON
(OFFICIAL SEAL) Notary Public for Kansas My commission expires: 6/9/92

(OFFICIAL SEAL)

Anna B. Roncevich
150 S. Tracy
Clearwater, Kansas 67026
GRANTOR'S NAME AND ADDRESS

J-Spear Ranch Co.
PO Box 257
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording, return to:

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

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

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

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Jan., 19 90, at 9:30 o'clock A M., and recorded in book M90 on page 1519 or as file/reel number 10480, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B) Pauline Mullins Deputy

Fee \$28.00