

10481

MTC 22879-A

WARRANTY DEED

Vol 990 Page 1520

KNOW ALL MEN BY THESE PRESENTS, That LAVERNE C. MORTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called J-SPEAR 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-1900-201

"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 \$ 12,330.00

~~However, the actual consideration consists of for inclusion on the property or income tax return which is the whole part of the consideration (indicate which). (The portion between the symbols of non-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 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.

LaVerne C. Morton
LaVerne C. Morton

STATE OF ~~OREGON~~ ILLINOIS)
County of Lake) ss.
January 15, 19 90

Personally appeared the above named _____
LaVerne C. Morton

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

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)

Before me:
(OFFICIAL SEAL)
Notary Public, State of Illinois
My Commission Expires: 7-13-93

Notary Public for Oregon
My commission expires:

LaVerne C. Morton
2828 Vercos
Waukegan, IL 60087
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, _____ ss.
County of Klamath

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 1520 or as file/reel number 10481, Record of Deeds of said county.

Witness my hand and seal of County _____

Evelyn Biehn, County Clerk
Recording Officer
By Quinn Mueller Deputy

Fee \$28.00