

9862

MTC 22836-D

WARRANTY DEED

Vol. m90 Page 339KNOW ALL MEN BY THESE PRESENTS, That A. BRENT HENNINGS

10739

Vol. m90 Page 1974

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

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The NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-1800-400

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

"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

~~However, the consideration stated in terms of dollars of the property, or value given or promised which is the whole or part of the consideration for the transfer of the property, if it is applicable, should be stated.~~

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.
15, 19 90

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 me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Pamela J. Spencer
Before PAMELA J. SPENCER
NOTARY PUBLIC-OREGON
My Commission Expires 8/16/92
My commission expires.

A. Brent Hennings
4507 Laverne
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

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 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.

SPACE RESERVED
FOR
RECORDER'S USE

INDEXED

Evelyn Biehn, County Clerk
Recording Officer
B. Quinn Mullins, Deputy

Fee \$28.00

1975

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Jan. A.D., 19 90 at 2:07 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 1974.

Evelyn Biehn - County Clerk

By Pauline Mueller

FEE \$10.00