

OK 12706

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Randy Sprenkel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy Sprenkel and Jeffrey Seville Strickland as to undivided one-half interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Township 35 South Range 12 East of the Willamet Meridian Section 19; Northwest 1/4 of Northeast 1/4. All Subsurface rights have been reserved. Seller retains a 60 foot wide meandering nonexclusive roadway easement for ingress and egress for mining, timbering, and agriculture and all other roadway purposes.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not 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 6th day of April, 1989; 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.

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.

X Randy Sprenkel
Randy Sprenkel

STATE OF CALIFORNIA)
County of Los Angeles) ss.

(Acknowledgement)

On this 15th day of March, in the year 1990, before me, the undersigned, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared RANDY SPRENKEL

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s):

☒ INDIVIDUAL

Whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

☐ CORPORATION

Who executed the within instrument as _____ president and _____ secretary, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its articles and by-laws and a resolution of its Board of Directors.

☐ PARTNERSHIP

That _____ executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in and for said County and State, the day and year first above written.

Notary Public in and for said County and State of California
My commission expires:

FD-1B



STATE OF OREGON)
County of Klamath) ss.

Filed for record at request of:

Mountain Title Co.

on this 23rd day of March A.D., 1990
at 11:52 o'clock A.M. and duly recorded
in Vol. M90 of Deeds Page 5381
Evelyn Biehn County Clerk

By Pauline Mendenhall Deputy.

Fee, \$28.00

Through the courtesy of -
Fidelity National Title
INSURANCE COMPANY



After recording return to:

Randy Sprenkel
27421 Annette Jo Circle
Saugus, CA 91350

NAME, ADDRESS, ZIP

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

Randy Sprenkel & Jeffrey Seville
27421 Annette Jo Circle Strickland
Saugus, CA 91350

NAME, ADDRESS, ZIP

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