

147470

MTC #23916-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
JIB PROPERTIES, a Partnership

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

Lot 9 in Block 4 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3809 034DD 00900

"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 ALL THOSE OF RECORD AND THOSE 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 \$ 36,000.00

[illegible]

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 3rd day of July, 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. JIB PROPERTIES, a Partnership
2-11-90

JIB PROPERTIES, a Partnership

BY: Jane L. Rusth
Jane L. Rusth *CLR*

Ernest C. Brace
Ernest Brace

STATE OF OREGON, County of _____) ss.
 _____, 19____.

STATE OF OREGON,)
County of Klamath) ss.
July 3rd, 1990.

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 _____

Personally appeared the above named _____
Jane L. Rusth Rusth, a partner
Nancy J. Brace, a partner
Ernest Brace, a partner

_____ and acknowledged the foregoing instrument
to be their 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)

(OFFICIAL
SEAL)

Dana M. Nielsen
DANA M. NIELSEN
 Before me, **NOTARY PUBLIC-OREGON**
 My Commission Expires 12/30/24
 Notary Public for Oregon
 My commission expires:

Notary Public for Oregon
My commission expires:

JTB PROPERTIES, a Partnership

5122 Bryant
Klamath Falls, OK 97603

DENNIS EZELL

3941 Emerald
Elkmanth Falls, OK 97603
GRANT'S NAME AND ADDRESS

After receiving return to:

DENNIS EZELL
3941 Preida
Klamath Falls, OR 97603
NAME ADDRESS ZIP

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

DENNIS EZELL

3941 Freida
Klamath Falls, OR 97603

STATE OF OREGON.

County of Klamath SS.
I certify that the within instrument was
received for record on the 13
day of July, 19 90,
at 11:52 o'clock AM., and recorded
in book M90, on page 13860 as
file/reel number 17470.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn

By Bernetha Hetch Recording Officer
Deputy

28.00 fee