

MOUNTAIN TITLE COMPANY

WARRANTY DEED

17471

MTC #23572-D

Vol. m90 Page 13861

KNOW ALL MEN BY THESE PRESENTS, That

JIB PROPERTIES, a Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL G. MOZINGO, 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 North 76 feet of Lots 5 and 6, Block 3 of SUNNYLAND, a resubdivision of the South ten acres of Enterprise Tract No. 31, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3809 034CD 04100
3809 034CD 04200

"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 \$ 43,400.00

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 30th 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.

By: JIB PROPERTIES, a Partnership
Jane L. Rusth
Nancy G. Brace

Ernest Brace

STATE OF OREGON,)
County of Klamath) ss.
July 3, 19 90

STATE OF OREGON, County of) ss.
19

Personally appeared and 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, 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)
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL) Before me: DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My commission expires: 1/30/94

JIB PROPERTIES, a Partnership
5122 Bryant
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

DANIEL G. MOZINGO
1649 Huston
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
DANIEL G. MOZINGO
1649 Huston
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
DANIEL G. MOZINGO
1649 Huston
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SEAL RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
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 13861 or as file/reel number 17471. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Bieh

28.00 fee

Bernetha Shetch Recording Officer
Deputy