

38758

MTC 26648

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m91 Page 26300KNOW ALL MEN BY THESE PRESENTS, That
7 C RANCH, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 S1/2 of the NW1/4 of the NW1/4, the SW1/4 of the NW1/4 and the N1/2 of the NW1/4 of the SW1/4 all in Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon and the Southerly 60 feet of the SE1/4 of the NW1/4 lying Westerly of Fishhole Creek Road.

"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 those apparent upon the land, if any, as 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 \$ 12,989.13

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 16th day of December, 19 91; 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.

STATE OF OREGON, Nevada)
County of Elko) ss.
12/16, 19 91

Personally appeared the above named
7 C RANCH, INC. by Donald V. Nonella, President

and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me: Wendy Brink
Notary Public for Oregon Nevada
My commission expires:



WENDY BRINK
Notary Public-State of Nevada
Elko County-Nevada
C mm. Exp. 4-11-93

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

7 C RANCH and INC.
3711 SUN DANCE DRIVE
ELKO, NV 89801

GRANTOR'S NAME AND ADDRESS

NEWMAN ENTERPRISES
P. O. BOX 51
BLY, OR 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:
NEWMAN ENTERPRISES
P. O. BOX 51
BLY, OR 97622

NAME, ADDRESS, ZIP

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

NEWMAN ENTERPRISES
P. O. BOX 51
BLY, OR 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of Dec., 19 91, at 3:53 o'clock P M., and recorded in book M91 on page 26300 or as file/reel number 38758

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debbie Mullendore Deputy

Fee \$28.00

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