

WARRANTY DEED
MTC 31315-KR

KNOW ALL MEN BY THESE PRESENTS, That

NIEL B. LIEUALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J.A.G.M. ENTERPRISES, INC., an Oregon Corporation, 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:

Lot 326, Block 111, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded February 25, 1991, in Volume M91, page 3413, Microfilm Records of Klamath County, Oregon in favor of Bruce L. Gustafson & Alexis Gustafson, with right of survivorship, as Beneficiary which the Grantees herein DO NOT agree to assume nor pay and the Grantor herein agrees to hold the Grantees harmless therefrom.

MOUNTAIN TITLE COMPANY

"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 \$ 34,000.00

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 20th day of October, 19 93; 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,

County of Klamath, ss.
October 20, 19 93.

Personally appeared the above named NIEL B. LIEUALLEN

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

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

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)



NIEL B. LIEUALLEN

2551 White
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

J.A.G.M. ENTERPRISES, INC.

4480 S. 6th St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

J.A.G.M. ENTERPRISES, INC.

4480 S. 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

J.A.G.M. ENTERPRISES, INC.

4480 S. 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 20thday of Oct, 19 93,at 3:23 o'clock PM., and recordedin book M93 on page 27522 or asfile/reel number 70044,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

10-20-93P03-23-REV0

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY