

MTC

2218/115

WIT ANY DEED

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK B. JACOBUS AND NANCY MOLLER JACOBUS, TRUSTEES OF THE JACOBUS TRUST ESTABLISHED MARCH 5, 1992 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD C. VAN HORN AND FRANCES J. VAN HORN, HUSBAND AND WIFE 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 7 in Block 1 of Tract 1009, RONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 to 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,500.00. 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 8th day of July, 1994, 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

Orange

July 8, 1994

Personally appeared the above named

FREDERICK B. JACOBUS AND NANCY MOLLER

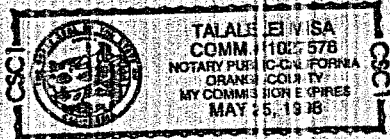
JACOBUS AS TRUSTEES OF THE JACOBUS TRUST

ESTABLISHED MARCH 5, 1992

and acknowledged the foregoing instrument to be voluntarily act and deed.

Before me:

Notary Public for Oregon California
My commission expires 5-25-98



FREDERICK B. JACOBUS, TRUSTEE

NANCY MOLLER JACOBUS, TRUSTEE

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this 8th day of July, 1994, by _____, president, and by _____, secretary of _____

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

TRUSTEES OF THE JACOBUS TRUST

2915 ALTA VISTA DRIVE

NEWPORT BEACH, CA 92610

GRANTOR'S NAME AND ADDRESS

EDWARD C. VAN HORN AND FRANCES J. VAN HORN

13258 JACKSON STREET

SALINAS, CA 93906

GRANTEE'S NAME AND ADDRESS

After recording return to:

EDWARD C. VAN HORN AND FRANCES J. VAN HORN

13258 JACKSON STREET

SALINAS, CA 93906

NAME, ADDRESS ZIP

Should a change in ownership all tax documents shall be sent to the following address:

EDWARD C. VAN HORN AND FRANCES J. VAN HORN

13258 JACKSON STREET

SALINAS, CA 93906

NAME, ADDRESS ZIP

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 12th day of July 1994, at 11:36 o'clock A. M., and recorded in book M94 on page 21491 or as file/ret number 84161. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mullendore Deputy

Fee \$30.00