

MTC 24847-MS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edward V. Staneart & Alma R. Staneart, Co-Trustees of the Staneart Family Trust dated January 28, 1988 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jesse Jackman Withers, 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:

Lots 3 and 7 in Block 46 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2 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 laws its against farming or forest practices as defined in ORS 30.930."

1) 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 \$ 10,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). The sentence between the symbols, if not applicable, should be deleted. 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 23 day of February, 1995, 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 \_\_\_\_\_

19

The Staneart Family Trust dated January 28, 1988

By Edward V. Staneart  
Edward V. Staneart, Co-TrusteeBy Alma R. Staneart  
Alma R. Staneart, Co-Trustee

Personally appeared the above named Edward V. Staneart and Alma R. Staneart, Co-Trustees of the Staneart Family Trust

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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)

The Staneart Family Trust  
6102 Chinook Avenue  
Nestminster, CA 92683

GIVEN BY NAME AND ADDRESS

Jesse Jackman Withers  
Box 138 AAA Route 2  
Tulelake, CA 96134

GIVEN BY NAME AND ADDRESS

Notary Public for Oregon

Jesse Jackman Withers  
Box 138 AAA Route 2  
Tulelake, CA 96134

NAME, ADDRESS, ZIP

Used a stamp or by noted all the instruments will be up to the following address:

Jesse Jackman Withers  
Box 138 AAA Route 2  
Tulelake, CA 96134

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_

I certify that the within instrument was

received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5193

State of California

County of Orange

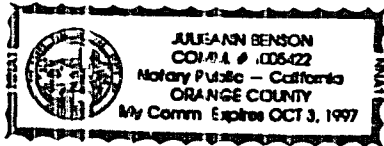
On Feb. 23, 95 before me, Julie Ann Benson, Notary Public

NAME, TITLE OF OFFICER, E.S. JANE DOE, NOTARY PUBLIC

personally appeared Edward V. Stineart and Alma R. Stineart

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~are~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Julie Ann Benson  
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN CONSERVATOR

☐ OTHER

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

1993 NATIONAL NOTARY ASSOCIATION • 8216 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of Mountain T. Le Co the 24th day of Feb A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 4256

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch