

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That** **FREDERICK B. JACOBUS AND NANCY MOLLER**

JACOBUS, TRUSTEES OF THE JACOBUS TRUST ESTABLISHED MARCH 5, 1892

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
DALE R. CRITES and DIANNA T. CRITES, 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 5 in Block 3 of Tract No. 1009, YONNA 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 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 \$ 8,500.00

*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 27 day of MAY, 19 95;  
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~~ CALIFORNIA )  
County of Orange ss.

Frederick B. Jacobus, TTEE  
FREDERICK B. JACOBUS, TRUSTEE OF THE JACOBUS  
TRUST ESTABLISHED MARCH 5, 1992

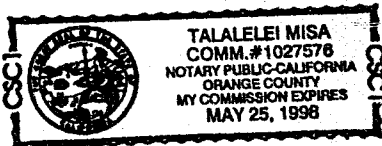
Personally appeared the above named \_\_\_\_\_  
 FREDERICK B. JACOBUS, TRUSTEE OF THE JACOBUS TRUST \_\_\_\_\_ NANCY HOLLER JACOBUS, TRUSTEE OF THE JACOBUS TRUST ESTABLISHED MARCH 5, 1992

NANCY MOLLER JACOBUS, TRUSTEE OF THE JACOBUS TRUST ESTABLISHED MARCH 5, 1992

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

**Before me:**

Notary Public for ~~England~~ California  
My commission expires: 05/25/98



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 JACOBUS TRUST~~  
~~2915 ALTA VISTA DRIVE~~  
~~NEWPORT BEACH, CA 92660~~

GRANTOR'S NAME AND ADDRESS

DALE R. CRITES and DIANNA T. CRITES  
P.O. BOX 5197  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

DALE R. CRITES and DIANNA T. CRITES  
P.O. BOX 5197  
KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

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

**DALE R. CRITES and DIANNA T. CRITES**  
**P.O. BOX 5197**  
**KLAMATH FALLS, OR 97601**

NAME ADDRESS ZIP

**STATE OF OREGON,**

**SS.**

Country of Klamath

I certify that the within instrument was received for record on the 31st day of May, 19 95, at 10:38 o'clock A. M., and recorded in book M95 on page 14310 or as file/reel number 819.

Record of Deeds of said county:

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch Co Clerk

Recording Officer

**Fees: \$30.00**

By Annette Mueller Deputy