

6124

## WARRANTY DEED

Vol. M95 Page 24882

KNOW ALL MEN BY THESE PRESENTS, That JAMES T. HELBERG, a married man,

hereinafter called the grantor, ~~for the~~ <sup>without</sup> consideration ~~hereinbefore stated~~, to grantor paid by JAMES T. HELBERG, Trustee, JAMES T. HELBERG TRUST, LTD. SEPT. 8, 1995, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 East 1/2 of the Northwest 1/4; and the West 1/2 of the Northeast 1/4 of Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. (Containing 160 Acres, more or less, but not less than 158 Acres.)

Together with:

1. All Mineral Rights
2. The buyer has the right to build, farm, fence, drill for water, cut or plant tress and sub-lease property upon recordation of this document.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances EXCEPT: taxes, a lien not yet due and payable, easements, covenants and restrictions of record.

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 \$ None

~~However, the actual consideration consists of or includes other property or value given or promised which is the true and actual 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 8<sup>th</sup> day of SEPT., 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

James T. Helberg  
JAMES T. HELBERGSTATE OF ~~OREGON~~ <sup>CALIFORNIA</sup>, County of Contra Costa ) ss.

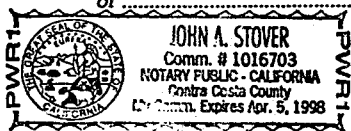
This instrument was acknowledged before me on SEPT. 8, 1995,  
by JAMES T. HELBERG

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*[Signature]*  
Notary Public ~~in Oregon~~

My commission expires Apr. 5, 1998

JAMES T. HELBERG

3120 Elmquist Court

Martinez, CA 94553

GRANTOR'S NAME AND ADDRESS

JAMES T. HELBERG, Trustee

3120 Elmquist Court

Martinez, CA 94553

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN A. STOVER, Esq.

P.O. Box 479

Lafayette, CA 94549

NAME, ADDRESS, ZIP

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

JAMES T. HELBERG, Trustee

3120 Elmquist Court

Martinez, CA 94553

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 14th day of September, 1995, at 11:21 o'clock AM., and recorded in book/reel/volume No. M95 on page 24882 or as fee/file/instrument/microfilm/reception No. 6124, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

*[Signature]* Deputy

Fees: \$30.00