

WARRANTY DEED

36004PS
KNOW ALL MEN BY THESE PRESENTS, That AMERICAN LAND CONSERVANCY, a California Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BRUCE SELK and SANDI JANSON-SELK**, as tenants by the entirety, 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:

Parcel 2 of Land Partition 38-94 being Parcel 1 of Land Partition 52-93 in the NE 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, 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 apparent upon 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 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

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 27 day of September, 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,)
 County of _____) ss.
 _____, 19 _____.

AMERICAN LAND CONSERVANCY

By: Harriet Burgess
 Harriet Burgess, President

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
 My commission expires:

CALIFORNIA
 STATE OF OREGON, County of _____) ss.
 The foregoing instrument was acknowledged before me this _____, 19 _____, by Harriet Burgess,
 _____ president, and by _____
 _____ secretary of American Land Conservancy
 a California corporation, on behalf of the corporation.
 Notary Public for Oregon
 My commission expires: _____ (SEAL)

AMERICAN LAND CONSERVANCY

456 Montgomery St - Suite 1450
San Francisco CA 94104

GRANTOR'S NAME AND ADDRESS

BRUCE SELK & SANDI JANSON-SELK
 4572 Santa Cruz Ave.
 San Diego, CA 92107

GRANTEE'S NAME AND ADDRESS

After recording return to:
BRUCE SELK & SANDI JANSON-SELK
 4572 Santa Cruz Ave.
 San Diego, CA 92107

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
BRUCE SELK & SANDI JANSON-SELK
 4572 Santa Cruz Ave.
 San Diego, CA 92107

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

26571

NO. 5907

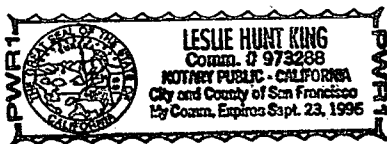
State of California

County of San Francisco

On September 27, 1995 before me, Leslie Hunt King, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Harriet Burgess,
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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.

Leslie Hunt King
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER
President
 TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

ALC

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

one
NUMBER OF PAGES

September 27, 1995
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 2nd day
of October A.D., 19 95 at 10:18 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 26570.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller