

## WARRANTY DEED

36004 PS  
 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 KEN JANSON

, 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 3 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 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 \_\_\_\_\_

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: \_\_\_\_\_

AMERICAN LAND CONSERVANCY

By: Harriet Burgess  
 Harriet Burgess, President

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 94109

GRANTOR'S NAME AND ADDRESS

KEN JANSON

PO Box 1800

Steamboat Springs, CO 80477

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ken Janson

PO Box 1800

Steamboat Springs, CO 80477

NAME, ADDRESS, ZIP

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

Ken Janson

PO Box 1800

Steamboat Springs, CO 80477

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.

SINCE RESERVED

FOR

RECORDERS USE

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26573

No. 5907

State of California

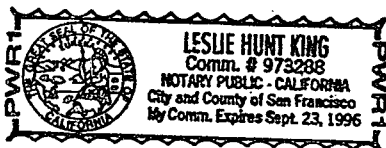
County of San Francisco

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 Needs on Page 26572

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller