

MTC 39459 KA

## WARRANTY DEED

RITA R. OLER,

Grantor(s) hereby grant, bargain, sell and convey to:  
 JAMES W. JAYNE and SUE C. JAYNE, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of Klamath and State of Oregon, to wit:

The West 320 feet of the North 326 feet of the N1/2 of the NW1/4 of the  
 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette  
 Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the 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.

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.

The true and actual consideration for this conveyance is \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. Box 1308, Chiloquin, OR 97624

Dated this 15<sup>th</sup> day of October, 1996

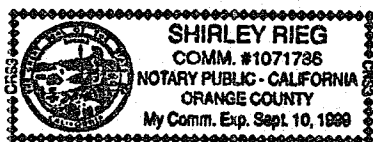
Rita R. Oler  
 RITA R. OLER

## NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF OrangeSS. October 15 1996

Personally appeared the above named RITA R. OLER

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Shirley Rieg

Notary Public for CaliforniaMy commission expires 9/10/99

ESCROW NO. MT39459-KA

Return to:

JAMES W. JAYNE

P.O. Box 1308

Chiloquin, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day  
 of Oct. A.D., 19 96 at 11:55 o'clock A. M., and duly recorded in Vol. M96,  
 of Deeds on Page 33209.

FEE \$30.00

Bernetha G. Letsch

By

County Clerk

Kathleen Ross