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30683

WARRANTY DEED

Vol. 1746 Page 40548

KNOW ALL MEN BY THESE PRESENTS, That GENE R. BYRNES, BILLEE SCHRIEBER, JAMES RAY BYRNES TRUST by and through GENE R. BYRNES, trustee, GENE A. SCHRIEBER, under power** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE P. JONES AND ANDREW V. JONES, 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:

Lot 3, Block 11, Hot Springs, Section 29, Township 38,
Range 9 E.W.M., Klamath County, Oregon.

of attorney of BILLEE SCHRIEBER, MICHELLE R. GRATZ, JAMES M. BYRNES and SHANNON G. BYRNES VAN DYKE, under power of attorney of GENE R. BYRNES

(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

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 \$ 15,000

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th day of July, 1989; 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.

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.

SEE ATTACHED FOR SIGNATURES AND NOTARY

STATE OF OREGON,
County of Klamath } ss.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of } ss.

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GENE R. BYRNES

GRANTOR'S NAME AND ADDRESS

JOE P. JONES

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joe P. & Andrew V. Jones
273 West Oregon Avenue
Klamath Falls, OR 97601

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

No change
same as above
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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

Lillian Schrieber
BILLEE SCHRIEBER

Gene R. Byrnes
GENE R. BYRNES

James Ray Byrnes Trust by Gene R. Byrnes
JAMES RAY BYRNES TRUST Trustee

Gene A. Schrieber
GENE A. SCHRIEBER

Michelle R. Gratz
MICHELLE R. GRATZ

James M. Byrnes by Gene R. Byrnes
JAMES M. BYRNES P.O.A.

Shannon G. Byrnes Van Dyke by Gene R. Byrnes
SHANNON G. BYRNES P.O.A.

Heirs and devisees of the estate of Al Schrieber
AL SCHRIEBER

STATE OF OREGON,

County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 31st day of July, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Michelle R. Gratz

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Debra Buckingham
Notary Public for Oregon.

My Commission expires 12-19-92

FORM No. 155—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 28th day of July, 1989 personally appeared Gene R. Byrnes who, being duly sworn (or affirmed), did say that he is the attorney in fact for Shannon G. Byrnes and James M. Byrnes and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Debra Buckingham
(Signature)

Commission Expires 12-19-92

(Title of Officer)

STATE OF OREGON,

County of Klamath } ss.

On this the 28th day of July, 1989 personally appeared
Billee Schreiber

who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for
Gene R. Schreiber and
 that S. he executed the foregoing instrument by authority of and in behalf of said principal; and S. he acknowl-
edged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

Debra Buckingham
 (Signature)

Commission Expires 12-19-92
 (Title of Officer)

STATE OF OREGON,

County of Klamath } ss.

FORM NO. 23 - ACKNOWLEDGMENT
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 28th day of July, 19 89,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named Billee Schreiber, individually and as Personal Representative

known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.



Debra Buckingham
 Notary Public for Oregon.

My Commission expires 12-19-92

STATE OF OREGON,

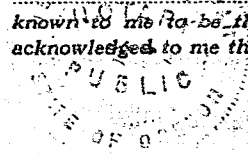
County of Klamath } ss.

FORM NO. 23 - ACKNOWLEDGMENT
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 28th day of July, 19 89,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named Gene R. Byrnes, individually and as Trustee

known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.



Debra Buckingham
 Notary Public for Oregon.

My Commission expires 12-19-92

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 31st day
 of December A.D., 19 96 at 1:33 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 40548

Bernetha G. Letsch, County Clerk

FEE \$40.00

by Kathleen Ross