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Vol. 1797 Page 7243



Jack & Tonya Ginestar
17550 South Fox Valley Rd
Kl. Falls, OR 97603

Grantor's Name and Address

Martha Ginestar
17430 South Fox Valley Rd
Kl. Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jack Ginestar
17550 So. Fox Valley Rd
Kl. Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED
FOR
RECORDER'S USESTATE 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
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jacques and Tonya Ginestarhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Martha Ginestar

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached

Cancels contract recorded 2/26/96 in vol m46 page 5137

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state): _____

_____, and that
grantor will warrant and forever defend the 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 \$ 0. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this _____ day of _____, 19____; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Tonya Ginestar
Jacques Ginestar

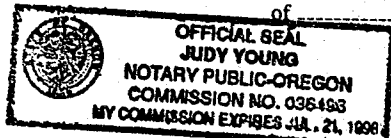
STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on February 21, 1997,
by Tonya Ginestar and Jacques Ginestar

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Judy Young
Notary Public for Oregon
My commission expires 7-21-98

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Attached to and made a part of Stewart Title Guaranty Company Policy No. 29908/0-5201-08251

Continuation of Schedule A

EXHIBIT "A"

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO

Beginning at the Southeast corner of Lot 9, Section 19, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian; thence West along the South line of said Lot 9, 200 feet; thence North at right angles to the South line of said Lot 9 to Lost River; thence Southeasterly along Lost River to the East line of Lot 9; thence South along said East line to the point of beginning.

EXCEPTING THEREFROM

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin in the old fence line marking the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 19, said point being East a distance of 1802.0 feet and South a distance of 133.3 feet from the USBR brass cap marking the Section corner common to Sections 13 and 24, Township 39 South, Range 10 East of the Willamette Meridian, and also marking the West line of said Section 19; thence South along the fence line marking the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 19 a distance of 252.9 feet to an iron pin on the Northeasterly boundary of the County Road; thence North 24° 40' West along said Northeasterly boundary a distance of 242.1 feet to an iron pin; thence North a distance of 151.9 feet to an iron pin; thence East a distance of 220.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Joseph Ginestar the 26th day
of February A.D., 19 96 at 1:58 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 5137

FEE \$40.00

By Bernetha G. Letsch, County Clerk

[Signature]

Page _____

203-A-T
(SOM 12-85)

STEWART TITLE
GUARANTY COMPANY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jacques Ginestar the 12th day
of March A.D., 19 97 at 2:28 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 7243

FEE \$35.00

Bernetha G. Letsch, County Clerk

by [Signature]