

**TICOR TITLE INSURANCE****WARRANTY DEED**

This Space Reserved for Recorder's Use

GRANTOR: James R Bainbridge

1999 JUL 29 AM 11:22

Vol M99 Page 30167

GRANTEE: Jack Pine Acres Inc

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

Jack Pine Acres Inc  
Tax Acct # R151613  
, OR

Escrow No. 248058W Title No. 48471

After recording return to:  
Jack Pine Acres Inc  
Tax Acct # R151613  
, ORState of Oregon, County of Klamath  
Recorded 7/29/99, at 11:22 a.m.  
In Vol. M99 Page 30167  
*Linda Smith,*  
County Clerk Fee\$ 30 - 11MTC 48471**STATUTORY WARRANTY DEED**

**JAMES R BAINBRIDGE and MILDRED G BAINBRIDGE**, as tenants by the entirety Grantor, conveys and warrants to **JACK PINE ACRES, INC** Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

The SE 1/4 NE 1/4 of Section 36, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 FEED 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 said property is free from encumbrances except: Easements, Conditions and Restrictions of record;

The true consideration for this conveyance is \$25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of July 1999

James R Bainbridge  
James R BainbridgeMildred G Bainbridge  
Mildred G BainbridgeState of Oregon, County of Deschutes

The foregoing instrument was acknowledged before me this 21st day of July, 1999 by  
James R Bainbridge  
Mildred G Bainbridge

Cheryl E. Heutzenroeder  
Notary Public for Oregon  
My commission expires: May 5, 2002

