

04 APR 26 PM 3:07

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

MTZ-13910-5899

JACOB P. JUHL  
4630 DARWIN PLACE  
KLAMATH FALLS OR 97603  
Grantor's Name and Address  
JACOB P. JUHL & PATRICK J. JUHL  
4630 DARWIN PLACE  
KLAMATH FALLS OR 97603  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
JACOB P. JUHL  
4630 DARWIN PLACE  
KLAMATH FALLS, OR 97603  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
JACOB P. JUHL  
4630 DARWIN PLACE  
KLAMATH FALLS OR 97603

Vol M04 Page 24906

State of Oregon, County of Klamath  
Recorded 04/26/2004 3:07 PM  
Vol M04 Pg 24906  
Linda Smith, County Clerk  
Fee \$ 21- # of Pgs 1

SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JACOB P. JUHL

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JACOB P. JUHL and PATRICK J. JUHL, not as tenants in common, but with rights of survivorship 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:

Lot 12 in Block 2 of KELEN<sup>2</sup> GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-015AA-03100 Key #577012

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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): except those of record and those apparent upon the land, if any, as of the date of this deed

\_\_\_\_\_ 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 \$ 1.00. 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 <sup>Ⓢ</sup>, 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 on April 26, 2004; 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 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 30.030.

*[Signature]*

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on April 26, 2004  
by JACOB P. JUHL  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires 11/16/2007

2/00 AM