

M05-63110

08/30/2005 10:19:54 AM

# Of Pages 1 Fee: \$21.00

After Recording Return to:

JIM EYSTAD and TERRY EYSTAD

3040 Rd. Marc St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JIM EYSTAD and TERRY EYSTAD

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE 62184

LONNIE JACOBS, herein called grantor, convey(s) to JIM EYSTAD and TERRY EYSTAD, HUSBAND AND WIFE, all that real property situated in the County of KLAMATH, State of Oregon, described as:

*[Signature]*

Lot 3, Block 18, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029DA TL 00400 KEY# 303479

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND Trust Deed including the terms and provisions thereof, recorded June 16, 1987 in Book M-87, Page 10425 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein do not agree to assume and pay and the Grantor hereby holds Grantees harmless there from. Grantor hereby states that this Trust Deed will be paid in full prior to, or at the time of, payoff of the All-inclusive Trust Deed, recorded May 6, 2005 in Book M-05, Page 32891. AND Trust Deed including the terms and provisions thereof, recorded May 6, 2005 in Book M-05, Page 32891 in favor of Bruce E. Brink, which Trust Deed the Grantees herein do agree to assume and pay and the Grantee hereby holds Grantor harmless there from. AND Trust Deed including the terms and provisions thereof, recorded May 6, 2005 in Book M-05, Page 32895 in favor of Fisher Nicholson Realtors, LLC, an Oregon Limited Liability Company, which Trust Deed the Grantees herein do agree to assume and pay and the Grantee hereby holds Grantor harmless there from.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$88,019.31.  
(here comply with the requirements of ORS 93.930)

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.

Dated 8-25-05.

*[Signature: Lonnie Jacobs]*  
LONNIE JACOBS

STATE OF OREGON, County of Klamath) ss.

On August 25, 05 personally appeared the above named LONNIE JACOBS and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062184

Before me: *[Signature: Adrien Fleek]*  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal

