

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



MTC 13916-7803

Frances R. Jirsa
5160 Glenwood Drive
Klamath Falls, OR 97603

Grantor's Name and Address
Frances R. Jirsa et al
5160 Glenwood Dr.
Klamath Falls, OR 97603
Grantee's Name and Address

M06-13313

Klamath County, Oregon

06/29/2006 03:01:15 PM

Pages 2 Fee: \$26.00

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

Frances R. Jirsa et al
5160 Glenwood Dr.
Klamath Falls, OR 97603

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

NO CHANGE

SP

RE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Frances R. Jirsa

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Frances R. Jirsa, John L. Jirsa and Donald R. Jirsa, Sr., not as tenants in common, but with the right 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:

See attached Exhibit "A" which is made a part hereof by this reference

AMERITITLE, has recorded this instrument by request as an accomodation 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): all of those apparent upon the land and those of record, 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 @, 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 June 29, 2006; 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 30.930.

Frances R Jirsa

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 29, 2006 by Frances R. Jirsa

This instrument was acknowledged before me on

by

as

of



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

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 15 of TRACT 1400, REGENCY ESTATES – PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed by instrument recorded in Volume M04, page 74000, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in Lot 15 of "Tract 1400 – REGENCY ESTATES – PHASE 2", situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon to be combined with Lot 14 of "Tract 1292 –REGENCY ESTATES – PHASE 1", being more particularly described as follows:

The Southerly 5.00 feet of said Lot 15. The survey of this parcel is shown on the survey of said Property Line Adjustment 16-04 and recorded as record of Survey No. 7022 on file in the office of the Klamath County Surveyor.

Tax Account No: 3909-014BD-01300-000

Key No: 890298