

*mtl 95867*

RECORDING REQUESTED BY:  
Ticor Title  
744 NE 7th Street  
Grants Pass, OR 97526

**2012-013426**  
Klamath County, Oregon  
12/04/2012 12:24:14 PM  
Fee: \$42.00

GRANTOR:  
Jantzer Enterprises, Inc., an Oregon Corporation  
P.O. Box 891  
Grants Pass, OR 97528

GRANTEE:  
Harry C. Johnson, an estate in fee simple  
1001 NE A Street  
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:  
Harry C. Johnson  
1001 NE A Street  
Grants Pass, OR 97526

AFTER RECORDING RETURN TO:  
Harry C. Johnson  
101 NE A Street  
Grants Pass, OR 97526

Escrow No: 470312025662-TTJA26

Hwy 66 Plat #3 Block 65, Lot 5  
Klamath, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Jantzer Enterprises, Inc., an Oregon Corporation Grantor, conveys and warrants to Harry C. Johnson, an estate in fee simple Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 5 in Block 65 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT - PLAT NO. 3,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

The true consideration for this conveyance is \$500.00.

ENCUMBRANCES: Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

*42 AMT*

470312025662-TTJA26  
Deed (Warranty – Statutory (Individual or Corporation))

Dated 11/29/12: if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Jantzer Enterprises, Inc., an Oregon Corporation  
BY: [Signature]

State of OREGON  
COUNTY of Josephine

This instrument was acknowledged before me on NOV 29, 2012  
by Ken Brinkerhoff as Controller of Jantzer Enterprises, Inc.

[Signature] Notary Public - State of Oregon  
My commission expires: 03/14/14

Lot 5 in Block 65 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT - PLAT NO. 3,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

