

MOUNTAIN TITLE COMPANY

98756

WARRANTY DEED

Vol. m89 Page 5650

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN B. KAHN & RUTH L. KAHN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL & ROBERT WAMPLER, INC., an Oregon Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The SE $\frac{1}{4}$ of Section 14, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3406 01400 00900

**consideration to be: \$192,000.00 timber
8,000.00 land

GRANTOR HEREIN RESERVES ALL OIL RIGHTS IN AND TO SAID PROPERTY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed.

grantor will warrant and forever defend the said 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 \$ **

However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29 day of March, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Stephen B. Kahn
Stephen B. Kahn

Ruth L. Kahn
Ruth L. Kahn
STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____ ss.

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

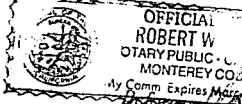
Before me:

(OFFICIAL SEAL)

STATE OF OREGON, California)
County of Monterey) ss.
March 29, 19 89

Personally appeared the above named Stephen B. Kahn & Ruth L. Kahn

and acknowledged the foregoing instrument to be their voluntary act and deed.



(OFFICIAL SEAL)

Notary Public for Oregon, California
My commission expires: _____

Kahn
26320 Scenic Road
Carmel, CA 93923

Wampler
P.O. Box 5144
Klamath Falls, OR 97601

After recording return to:
Wampler
above address

NAME ADDRESS, ZIP
Wampler
above address

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of April, 19 89, at 11:44 o'clock A.M., and recorded in book M89 on page 5650 or as file/reel number 98756

Record of Deeds of said county.
Witness my hand and seal of County

Evelyn Biehn, County Clerk
Recording Officer
B. Paulson, Notary Public Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY