

9432

WARRANTY DEED - STATUTORY FORM  
(Individual or Corporation)

...Ojavan Investors, Inc.. 6253 Hollywood Blvd. #614, Los Angeles, CA 90028

Grantor, conveys and warrants to ..Summit Tile Co./Elija Lausevic, Owner

Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
The property is located in Klamath County, OregonR3610 014BD 08800 000 00  
KEY 334560

PORTIONS LOTS 13 AND 14 DESCRIBED AS FOLLOWS:

SOUTH HALF FOLLOWING - DESCRIBED TRACT: BEGINNING AT A POINT THAT IS  
2440 FEET SOUTH AND 1293 FEET EAST OF THE NORTHWEST CORNER OF SECTION 14  
IN TOWNSHIP 36 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN; THENCE  
RUNNING SOUTH 150 FEET; THENCE EAST 120 FEET; THENCE NORTH 150 FEET;  
THENCE WEST 120 FEET TO PLACE OF BEGINNING, BEING TRACT 75 FEET NORTH  
AND SOUTH BY 120 FEET EAST AND WEST, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGONTHIS INSTRUMENT CONFERS PROPERTY RIGHTS WHICH ARE PROTECTED BY THE LAWS AND  
THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF OREGON.  
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 should check with the appropriate city or county planning depart-  
ment to verify approved uses.Encumbrances: Subject to covenants, conditions, restrictions, reservations, easements  
and zoning existing and/or of record, and subject to any facts an accurate survey  
may reveal. Grantor does not warrant availability or streets or utilities or the  
cost of installation thereof, nor zoning, buildability or any other restrictions  
which may be imposed by any governmental entity. Excepting therefrom certain subsurface  
mineral rights of record, but without right to surface entry.  
The true consideration for this conveyance is \$ ..1500.00 (Here comply with the requirements  
of ORS 93.030\*).Dated this 3rd day of December, 1989; if a corporate grantor, it has caused  
its name to be signed by order of its board of directors.

Ojavan Investors, Inc.

P. Bogart, Sec'y

STATE OF California )  
County of Los Angeles ) ss.  
19 )

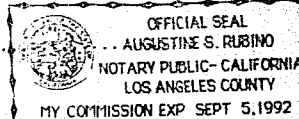
Personally appeared the above named

and acknowledged the foregoing in-  
strument to be voluntary act and deed.

Before me:

Notary Public for California  
My commission expires:STATE OF Calif County of Los Angeles  
December 3, 1989  
Personally appeared P. Bogart andwho, being duly sworn,  
each for himself and not one for the other, did say that the former is  
the president and that the latter is the  
secretary of thea corporation, and that said instrument  
was signed 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:

Notary Public for California  
My commission expires:\* If the consideration consists of or includes other property or value, add the following:  
The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration  
(indicate which):Ojavan Investors, Inc.  
6253 Hollywood Blvd. #614Los Angeles, CA 90028  
Grantor's Name and AddressSummit Tile Co.  
12314 Gorham Ave  
Los Angeles, CA 90049Grantee's Name and Address  
Mail all tax statements to GranteeSTATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Western Land Bank

on this 26th day of Dec. A.D., 19 89  
at 2:48 o'clock PM. and duly recorded  
in Vol. M89 of Deeds Page 24831

Evelyn Biehn County Clerk

By Bernetha Dietrich

Deputy.

Fee, \$8.00

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