

9530

WARRANTY DEED - STATUTORY FORM
(Individual or Corporation)

Ojavan Investors, Inc.

Grantor, conveys and warrants to Cheryl L. Pruet

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The property is located in Klamath County, Oregon

Klamath Falls Forest Estates, Block 5, Lot C, 9.86 acres more or less.
Township 33 South, Range 13 East, Willamette Meridian, Section 32.

THIS 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 department to verify approved uses.

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 of 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 \$ 3,944.00 (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.

STATE OF CALIFORNIA

County of

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Personally appeared the above named

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

Before me:

Notary Public for California

My commission expires:

Ojavan Investors, Inc.

P. Bogart, Sec'y.

STATE OF Calif. County of Los Angeles

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Personally appeared

P. Bogart

who, being duly sworn, for himself and not one for the other, did say that the former is

the secretary of the Ojavan Investors, Inc. a 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:

Augustine S. Rubino

Notary Public for California

My commission expires:

AUGUSTINE S. RUBINO
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMMISSION EXPIRES SEPT. 5, 1992

* 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 Bl #614
Los Angeles, CA 90028

Grantor's Name and Address

Cheryl L. Pruet

21815 Saticoy #29

Canoga Park, CA 91304

Grantee's Name and Address

After recording return to:

Cheryl L. Pruet

21815 Saticoy #29

Canoga Park, CA 91304

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Cheryl L. Pruet

21815 Saticoy #29

Canoga Park, CA 91304

Name, Address, Zip

STATE OF OREGON,

County of Klamath

ss.

Filed for record at request of:

on this 29 day of Dec A.D., 19 89
at 11:14 o'clock A.M. and duly recorded
in Vol. 1789 of Deeds Page 25033

Evelyn Biehn County Clerk

By

Bernetha S. Nichols

Deputy.

Fee,

8.00