

9836

WARRANTY DEED - STATUTORY FORM
(Individual or Corporation)

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Ojavan Investors, Inc.

Grantor, conveys and warrants to Olin D. Luper, unmarried man

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
The property is located in Klamath County, Oregon

Oregon Pines, Lot 99, Block 55. R 3511-09Do 05300 000 00
Key 276711

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.

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 \$ (Here comply with the requirements of ORS 93.030").

Dated this 3rd day of December, 19 89; 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 instrument to be voluntary act and deed

Before me:

Notary Public for California

My commission expires:

STATE OF Calif County of Los Angeles

) ss.

December 3, 1989

Personally appeared

and

P. Bogart

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

secretary of the Ojavan Investors,

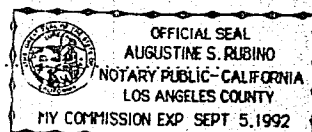
Inc.

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:



* 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. #614

Los Angeles, Ca. 90023

Grantor's Name and Address

Olin D. Luper

677 Del Monte St.

Pasadena, CA 91103

Grantee's Name and Address

After recording return to:

Olin D. Luper

677 Del Monte St.

Pasadena, CA 91103

Name, Address, Zip

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

Olin D. Luper

677 Del Monte St.

Pasadena, CA 91103

Name, Address, Zip

ORL-303 (Rev. 5-80)

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Western Land Bank

on this 5th day of Jan. A.D., 19 90
at 12:11 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 291

Evelyn Biehn

County Clerk

By Paula Millenore

Fee, \$28.00

Deputy.