

13615

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILBUR C. OSTERBERG & SHARON C. OSTERBERG,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
NASSER DIBAVAND

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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 12, Township 29 South, Range 7 East of the Willamette
Meridian, Klamath County, Oregon, EXCEPTING any portion contained in rights of way
of The Dalles-California Highway and East Diamond Lake Highway.
Tax Account No.: 2907-12AA-100

Subject to: Liens and encumbrances of record including Trust Deed recorded
in Volume M85, page 18950, Microfilm Records of Klamath County, Oregon, which
buyer herein DOES NOT AGREE to assume and pay, and sellers further agree to

"hold buyer harmless therefrom."
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 those of
record and apparent upon the land, if any, as of the date of this deed,

and that
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 \$ 175,000.00.
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 10th day of April, 19 90 ;
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.

Wilbur C. Osterberg
Wilbur C. Osterberg
Sharon C. Osterberg
Sharon C. Osterberg
STATE OF OREGON, County of _____) ss.

STATE OF OREGON,
County of Lane, 19 90) ss.

Personally appeared the above named
Wilbur C. Osterberg & Sharon
C. Osterberg

Personally appeared _____ and
_____ who, 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 _____

_____ a corporation,
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)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, _____ ss.

County of Klamath
I certify that the within instrument was
received for record on the 16th
day of April, 19 90 ,
at 3:49 o'clock P. M., and recorded
in book M90 on page 7063 or as
file/reel number 13615 ,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Mulder Deputy

Fee: \$28.00