

19336

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mlc 24045

WARRANTY DEED

S.T.H. INC., an Oregon corporation, Grantor, conveys and warrants to CLARENCE E. GRIM and CARLENE M. GRIM, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 2, 3, 4, 5, 17 and 18, of the Re-Subdivision of Lot 803, Enterprise Tracts, in the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING those portions deeded to State of Oregon by and through its State Highway Commission by deed recorded September 18, 1943 in Volume 158 on page 407, by deed recorded May 1, 1942 in Deed Volume 147 on page 104 and by deed recorded December 24, 1943, in Deed Volume 161 on page 42, records of Klamath County, Oregon.

SUBJECT TO:

(1) Reservations and restrictions contained in the dedication of Enterprise Tracts, as follows: "That the roads and ways in said tracts are hereby dedicated to public use, saving and excepting however, and with the specific reservation from such dedication that said company and its successors and assigns, shall have the right forever to build, construct, and operate transportation lines, water, gas, telephone and electric light systems on, through and over all roads and ways in said tracts, for all time to come, and the free and unobstructed use thereof for the purpose of constructing and laying therein said systems."

(2) Reservations and restrictions in deeds to State of Oregon by and through its State Highway Commission recorded September 18, 1943 in Volume 158 on page 407, recorded May 1, 1942 in Deed Volume 147 on page 104, and recorded December 24, 1943 in Deed Volume 161 on page 42.

(3) Financing Statement, including the terms and provisions thereof, given by Walt Stallcup Enterprises, Inc., to BLT Enterprises, Inc., recorded February 19, 1986 in M-86 on page 2915, records of Klamath County, Oregon. By assignment recorded October 3, 1986 in M-86 on page 18097, BLT Enterprises Inc., assigned their interest in said Financing Statement to Terry Farnham and Lloyd Thompson.

(4) Trust Deed, including the terms and provisions thereof, given by Walt Stallcup Enterprises, Inc., as grantor to Continental Land Title Company, to B.L.T. Enterprises, Inc., an Oregon corporation, dated February 14, 1986, and recorded

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February 19, 1986, in M-86 on page 2935, records of Klamath County, Oregon, to secure the payment of \$2,150,000.00. By Assignment of Trust Deed by Beneficiary, recorded October 3, 1986, in M-86 on page 18093, BLT Enterprises assigned their interest to Terry Farnham and Lloyd Thompson, re-recorded on October 13, 1986 in M-86 on page 18615.

(5) Unrecorded Lease, including the terms and provisions thereof, between S.T.H. Inc., as Lessor, and BLT Enterprises, Inc., effective date of August 10, 1977 as disclosed by document recorded in M-86 on page 2938, records of Klamath County, Oregon. By assignment recorded February 18, 1986 in M-86 on page 2938, B.L.T. Enterprises, Inc., assigned their interest in said lease to Walt Stallcup Enterprises, Inc.

The true consideration for this conveyance is the sum of \$360,000.00, which is the whole consideration.

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.

DATED this 30 day of September, 1988.

S.T.H. Inc.

By: Gerald A. Schatz
Its President

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me the above named Gerald A. Schatz, President of said corporation, and acknowledged the foregoing instrument to be its voluntary act and deed and with full authority of its Board of Directors.

Helen J. Budreau
Notary Public for Oregon

My Commission Expires: 12/21/90

Return: Spring Mountain Escrow
Carload Branch
785 Grand Avenue #101 / Box 115/
Carlsbad Calif 92008
re: 11720-B

-2- WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of Aug. A.D., 19 90 at 12:33 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 17057

Evelyn Biehn County Clerk

By Pauline Mullendare

FEE \$33.00