

27470

ASPEN 36284

Vol. 91 Page 5492

WARRANTY DEED (CORPORATION)

ASPEN TITLE & ESCROW, INC., TRUSTEE FOR PERLA ENTERPRISES INC., an Oregon Corporation and WESTERN ZAPATA LAND CORP., a Nevada

(State of incorporation)

corporation, hereinafter called grantor, conveys to

TOYMITSU YOKUDA and YOSHIKO YOKUDA, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 10, Block 4, TRACT 1029, SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 9500

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 14,400.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 27th day of March, 19 91

(Corporate Seal)

By Andrew A. Patterson President

By Marlene T. Addington Secretary

STATE OF OREGON, County of Klamath ) ss.

March 27, 19 91

Personally appeared Andrew A. Patterson and Marlene T. Addington who, being duly sworn, did say that he is the President and Secretary of Aspen Title and Escrow Inc. 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Debbie K. Bergener

Notary Public for Oregon

My commission expires: 12-17-91

Official Seal

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Aspen Title & Escrow Inc.

TO

Toymitsu & Yoshiko Yokuda

After Recording Return to: & Taxes

Toymitsu & Yoshiko Yokuda
129-1 Zakimi yonitan-Son
Okinawa, Japan 90403

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of , 19 at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Sprague River Pines.
3. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from the United States of America to Walter J. Eggsman, recorded May 11, 1959 in Book 312 at Page 332, Deed Records of Klamath County, Oregon, to wit: "...right of way to Klamath County for Sprague River Road, pursuant to provisions of the Act of February 5, 1948 (62 Stat. 17; 25 U.S.C. 323-328) and departmental regulations 25 C.F.R. 256, as amended, and pursuant to the stipulations of the agreement dated June 24, 1955, between the United States, as represented by the judge of Klamath County, Oregon, approved by A. W. Galbraith, Superintendent, on March 29, 1956. Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
 Recorded: September 22, 1977  
 Book: M-77  
 Page: 17743  
 Amended: April 11, 1979  
 Book: M-79  
 Page: 7918  
 Amended: June 8, 1979  
 Book: M-79  
 Page: 13476
5. This property lies within and is subject to the levies and assessments of the Sprague River Pines Special Road District. Formation of Special Road District, dated June 12, 1979, recorded in Journal 79 at Page 2926.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day  
 of March A.D., 19 91 at 3:26 o'clock P.M., and duly recorded in Vol. M91  
 of Deeds on Page 5492.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullen