

28313

MTC 248584

WARRANTY DEED

Vol. m91 Page 7058

KNOW ALL MEN BY THESE PRESENTS, That Oreranches, Inc., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peter H. Rollenhagen, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: Lot 14, Block 7, TRACT NO. 1019, WINEMA PENINSULA - UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. PARCEL 2: Lot 15, Block 7, TRACT NO. 1019, WINEMA PENINSULA - UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. **SEE REVERSE FOR ENCUMBRANCES DESCRIBED**

MOUNTAIN TITLE COMPANY

"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 all those of record and those apparent upon the land 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 \$ 10,240.00 However, the actual consideration consists of or includes other things of value given or promised by the grantee to the grantor, which are hereby acknowledged. (The sentence between the symbols if not applicable, should be deleted.)

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 16th day of April, 19 91; 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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Oreranches, Inc.

Richard R. Kopczak PRESIDENT

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this April 16, 19 91, by RICHARD R. KOPCZAK, president, ~~XXXX~~ of ORERANCHES, INC., an Oregon corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: 11/16/91 (SEAL)

Oreranches, Inc.	
P.O. Box 361	
Chiloquin, OR 97624	
GRANTOR'S NAME AND ADDRESS	
Peter H. Rollenhagen	
17381 Nichols, Unit "N"	
Huntington Beach, CA 92647	
GRANTEE'S NAME AND ADDRESS	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,) ss.
County of _____
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 _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

continued from the reverse

SUBJECT TO:

1. Trust Deed, dated January 26, 1990, and recorded February 9, 1990, in Volume M90, page 2729, Microfilm Records of Klamath County, Oregon, in favor of L. A. Gienger and Pauline H. Gienger dba Gienger Investments, as Beneficiary.
(covers Parcel 1)
2. Trust Deed, dated February 8, 1991, and recorded February 15, 1990, in Volume M90, page 3065, Microfilm Records of Klamath County, Oregon, in favor of Fred W. Koehler, Jr., as Beneficiary.
(covers Parcel 2)

The Grantees named herein do not agree to assume nor pay the above described Trust Deeds and the Grantor named herein hereby agrees to hold the Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of April A.D. 19 91 at 2:18 o'clock P. M., and duly recorded in Vol. M91,
of Deeds on Page 7058.

Evelyn Biehn County Clerk

By Pauline H. Gienger

FEE \$33.00