

29757

WARRANTY DEED  
(Statutory Form)

Vol. M91 Page 9771

GRANTOR: JOSEPH J. KURKA and ROBERTA E. KURKA, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: EXCHANGE FACILITATORS, INC., a California Corporation

the following described real property free of encumbrances except as specifically set forth herein:

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the Northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

An easement recorded May 22, 1973 in Volume M73, Page 6223, Microfilm Records of Klamath County, Oregon; Trust Deed in favor of Landmark Mortgage Company and assigned to City Federal Savings Bank, recorded May 30, 1986 in Volume M86, Page 9367, Microfilm Records of Klamath County, Oregon, which Trust Deed Grantee herein agrees to assume and pay according to the terms and conditions therein.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ assumption of debt. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: May 15, 1991

GRANTOR:

Joseph J. Kurka

Roberta E. Kurka

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

George K. Long, 12901 S.W. Goodall Road, Lake Oswego, OR 97034

STATE OF OREGON, County of Marion ss.

Date: May 15, 1991

Personally appeared the above named Joseph J. Kurka and Roberta E. Kurka and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Debra D. Wilson  
Notary Public for Oregon

My commission expires: 5/20/91

STATE OF OREGON, County of ss.

Date:

Personally appeared, who being sworn, stated that he/she is the of grantor corporation and that this instrument was voluntarily signed on behalf of the corporation. Before me:

Notary Public for Oregon

My commission expires:

## WARRANTY DEED

KURKA TO

AFTER RECORDING RETURN TO  
Exchange Facilitators, Inc.  
6 Ninestone Court  
San Rafael, CA 94903

Tax Account #3809-028CA-11900

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE USED.)

Fee \$28.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of May, 1991, at 11:17 o'clock

A. M., and recorded in book M91 on page: 9771-Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Debra D. Wilson Deputy.