

WARRANTY DEED – STATUTORY FORM
(Individual or Corporation)

36941

Ojavan Investors, Inc.

Grantor, conveys and warrants to Antonio E. Encinares and Lourdes R. Encinares
husband and wife as Joint Tenants.

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

The property is located in Klamath County, Oregon

R3511 013B0 00200 000 00

Key 279898

Lot 1, Block 47

Oregon Pines

Township 35, Range 11.0,

Section 13

THIS INSTRUMENT CONFERS PROPERTY RIGHTS WHICH ARE PROTECTED BY THE LAWS AND THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF OREGON. 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 should check with the appropriate city for approved use. Subject to covenants, conditions, restrictions, reservations, easements and zoning existing and/or of record, and subject to any facts an accurate survey may reveal. Grantor DOES NOT WARRANT availability of streets or utilities or the cost of installation thereof, nor zoning, buildability or any other restrictions which may be imposed by any governmental entity. Excepting therefrom certain subsurface mineral rights of record, but without right to surface entry.

The true consideration for this conveyance is \$ \$2,500.00 (Here comply with the requirements of ORS 93.030*).

Dated this 8th day of September, 1991; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ojavan Investors, Inc.

P. Bogart, Sec'y.

STATE OF OREGON,

County of

) ss.

, 19

Personally appeared the above named

STATE OF Calif. County of Los Angeles

) ss.

, 19

Personally appeared

P. Bogart,

and

for himself and not one for the other, did say that the former is

the

secretary of the

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

Ojavan Investors, a corporation, and that said instrument was signed 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:

Before me Augustine S. Rubino

Notary Public for Oregon

My commission expires:

Notary Public for California

My commission expires:

* If the consideration consists of or includes other property or value, add the following:

"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

Ojavan Investors, Inc.

6253 Hollywood Bl #614

Los Angeles, CA 90028

Grantor's Name and Address

Antonio E. Encinares

12 Raven Hill Drive

Pomona, Ca. 91766

Grantee's Name and Address

After recording return to:

Antonio E. Encinares

12 Raven Hill Drive

Pomona, Ca. 91766

Name, Address, Zip

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

Antonio E. Encinares

12 Raven Hill Drive

Pomona, Ca. 91766

Name, Address, Zip

STATE OF OREGON,

County of Klamath

ss.

Filed for record at request of:

Western Land Bank

on this 5th day of Nov. A.D., 19 91at 9:51 o'clock A M. and duly recordedin Vol. M91 of Deeds Page 23112

Evelyn Biehn County Clerk

By Roxanne Mueller

Deputy.

Fee, \$28.00