

52818

WARRANTY DEED

MTC 28510 KR

Vol. m 9 2 Page 25021

KNOW ALL MEN BY THESE PRESENTS, That  
WHB, INC., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

## 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 \$ 95,000.00

~~THIS DEED IS THE ONLY CONSIDERATION PAID FOR THIS TRANSFER. NO OTHER PROPERTY OR OTHER CONSIDERATION HAS BEEN PAID FOR THIS TRANSFER. THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 12 day of October, 19 92; 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.

WHB, Inc., an Oregon corporation

by: Warren H. Byers Pres  
WARREN H. BYERS, PRESIDENT

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

, 19 \_\_\_\_\_

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

October 12, 19 92, by WARREN H. BYERS,

\_\_\_\_\_ president, and \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

WHB, Inc.

an Oregon

Notary Public for Oregon

My commission expires:

Kristi L. Redd  
(SEAL)

11/16/95

WHB, INC., an Oregon corporation

PO BOX 5188

KLAMATH FALLS OR 97601

GRANTOR'S NAME AND ADDRESS

BRUCE HOLCOMB

14742 BEACH BLVD, STE 450

LA MIRADA CA 90638

GRANTEE'S NAME AND ADDRESS

BRUCE HOLCOMB

After recording return to:

BRUCE HOLCOMB

14742 BEACH BLVD, STE 450

LA MIRADA CA 90638

NAME, ADDRESS, ZIP

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

BRUCE HOLCOMB

14742 BEACH BLVD, STE 450

LA MIRADA CA 90638

NAME, ADDRESS, ZIP

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1:**

The N1/2 of the N1/2 of Section 22 and the NW1/4 of the NW1/4 of Section 23, and the S1/2 of the NW1/4; the W1/2 of the SW1/4 of Section 14, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

## **PARCEL 2:**

The SW1/4 of Section 16, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

## **PARCEL 3:**

Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon,

Section 21: SE1/4 of NE1/4 and

Section 22: S1/2 of NW1/4 and SW1/4 of NE1/4

## **PARCEL 4:**

The SE1/4 of Section 22, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Trust Deed, recorded September 22, 1992, in Volume M92, page 21761, Microfilm Records of Klamath County, Oregon, in favor of James Russell DeBaun, Trustee and/or Successor Trustee under written Declaration of Trust dated September 7, 1972 as Beneficiary; and Trust Deed recorded September 22, 1992, in Volume M92, page 21763, Microfilm Records of Klamath County, Oregon, in favor of James Russell DeBaun, Trustee under written Declaration of Trust dated September 7, 1972. The Grantee named herein hereby agrees to assume and pay in full both of the above described Trust Deeds together with the Promissory Notes mentioned therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of Oct. A.D. 19 92 at 11:47 o'clock A. M., and duly recorded in Vol. M92  
of Deeds on Page 25021

Evelyn Biehn - County Clerk

By Pauline Mullendore

FEE \$35.00