

K-44780

STATUTORY WARRANTY DEED (Individual or Corporation)

DONALD E. ROWLETT AND CLAUDIA E. ROWLETT, AS ESTATE IN FEE SIMPLE AS TENANTS
BY THE ENTIRETY AS TO AN UNDIVIDED 1/4 INTEREST, MARK L. RANDALL** Grantor.

conveys and warrants to PAM REULAND Grantee.

the following described real property in the County of KLAMATH and State of Oregon.
**AND JEANNE RANDALL, AN ESTATE IN FEE SIMPLE AS TO AN UNDIVIDED 1/4 INTEREST, AND JULIE ANN ROWLETT AN ESTATE IN FEE SIMPLE AS TO AN UNDIVIDED 1/4 INTEREST, AND JENNIFER L. HAWK, WHO TOOK TITLE AS JENNIFER L. ROWLETT, AS ESTATE IN FEE SIMPLE AS TO AN UNDIVIDED 1/4 INTEREST, ALL PARTNERS IN GREENSPRINGS INVESTMENT PROPERTIES, AN OREGON PARTNERSHIP.
LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 23A OF THE RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL 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.
ALSO, LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 23 OF THE RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL 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.
ALSO, BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF A VACATED ALLEY LYING BETWEEN LOTS 6 AND 7 OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND THE NORTH LINE OF JAY STREET AS NOW LOCATED; THENCE EAST ALONG THE NORTH LINE OF JAY STREET 2 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO THE NORTHWEST CORNER OF LOT 6, SAID BLOCK AND ADDITION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WEST ALONG SAID NORTH LINE OF JAY STREET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OUR RIGHT, TITLE AND INTEREST IN AND TO THAT GEOTHERMAL WATER AND EASEMENT AGREEMENT DATED OCTOBER 31, 1990 AND RECORDED JANUARY 17, 1991 IN M-91 ON PAGE 1150, RECORDS OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR *DR* DRAINAGE.
2. SEE ATTACHED

The true consideration for this conveyance is \$ 245,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 20th day of January 19 93. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Donald E. Rowlett
DONALD E. ROWLETT

X Mark L. Randall
MARK L. RANDALL
Julie Ann Rowlett by Donald E. Rowlett
JULIE ANN ROWLETT BY DONALD E. ROWLETT
HER ATTORNEY IN FACT

STATE OF ~~OREGON~~ Oregon, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 22 day of January 19 93
by Mark L. Randall and
Jeanne Randall

X Claudia E. Rowlett
CLAUDIA E. ROWLETT

X Jeanne Randall
JEANNE RANDALL
X Jennifer L. Hawk by Donald E. Rowlett
JENNIFER L. HAWK BY DONALD E. ROWLETT
HER ATTORNEY IN FACT
CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____ and
by _____

in corporate presence of the corporation.
NOTARY PUBLIC - OREGON
My Commission Expires _____
Notary Public for Oregon

Notary Public for Oregon
My commission expires:

4/30/93

After recording return to:

Pam Reuland
P.O. Box 932
Langley, Washington 98260
NAME, ADDRESS, ZIP

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

Pam Reuland
P.O. Box 932
Langley, Washington 98260

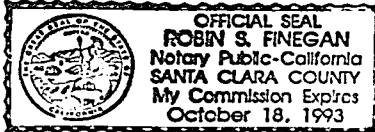

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 1, 1986, IN VOLUME M86 PAGE 22071, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF DOROTHY R. BORN AND DONALD W. BORN, TRUSTEES OF THE DOROTHY BORN TRUST U/A DATED 12-20-76, WHICH TRUST DEED GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

ALL-PURPOSE ACKNOWLEDGMENT

NO 209

State of <u>California</u> County of <u>Santa Clara</u> }		CAPACITY CLAIMED BY SIGNER <input type="checkbox"/> INDIVIDUAL(S) <input type="checkbox"/> CORPORATE _____ OFFICER(S) _____ TITLE(S) _____ <input type="checkbox"/> PARTNER(S) <input checked="" type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> SUBSCRIBING WITNESS <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER: _____	
On <u>1-20-93</u> before me, <u>Robin S. Finegan, Notary Public</u> <small>DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"</small>			
personally appeared <u>Donald E. Rowlett</u> <small>NAME(S) OF SIGNER(S)</small>			
<input type="checkbox"/> personally known to me - OR - <input checked="" type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		SIGNER IS REPRESENTING: <small>NAME OF PERSON(S) OR ENTITY(IES)</small> <u>Jennifer L. Hawk</u> _____ _____	
		Witness my hand and official seal.  <small>SIGNATURE OF NOTARY</small>	

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Statutory Warranty Deed
 Number of Pages 2 Date of Document 1-20-93
 Signer(s) Other Than Named Above Claudia E. Rowlett

ALL-PURPOSE ACKNOWLEDGMENT

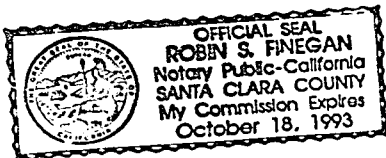
NO 209

State of California
County of Santa Clara

On 1-20-93 before me, Robin S. Finegan, Notary Public
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Donald E. Rowlett
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Robin S. Finegan
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL(S) **1818**
☐ CORPORATE
OFFICER(S) _____ TITLE(S) _____
☐ PARTNER(S)
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN-CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Julie Ann Rowlett

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Statutory Warranty Deed
Number of Pages 2 Date of Document 1-20-93
Signer(s) Other Than Named Above Claudia E. Rowlett

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ALL-PURPOSE ACKNOWLEDGMENT

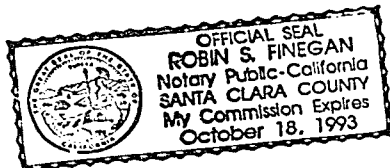
NO 209

State of California
County of Santa Clara

On 1-20-93 before me, Robin S. Finegan, Notary Public
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Donald E. Rowlett and Claudia E. Rowlett
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Robin S. Finegan
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL(S)
☐ CORPORATE
OFFICER(S) _____ TITLE(S) _____
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN-CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

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Number of Pages 2 Date of Document 1-20-93
Signer(s) Other Than Named Above attorney in fact - Donald Rowlett

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 26th day
of Jan. A.D., 19 93 at 10:00 o'clock A M., and duly recorded in Vol. M93
of deeds on Page 1816

FEE \$40.00

Evelyn Biehn County Clerk
By Quilma Muckendase