

63559

WARRANTY DEED — STATUTORY FORM
(Individual or Corporation)

Mannix Investments, Inc., 6253 Hollywood Blvd. #614, Los Angeles, CA. 90028

Grantor, conveys and warrants to Paul Studer, married man as his sole and separate

property

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
The property is located in Klamath County, Oregon

Lot 2, Block 38, 4th Addition, Nimrod River Park.

Code 10 3610-130-500

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 or county planning department to verify approved uses.

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 \$ 3,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 6th day of June, 1993, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Mannix Investments, Inc.

P. Bogart, Secretary

STATE OF)
County of) ss.
19)

STATE OF Ca. County of Los Angeles) ss.
June 6, 1993
Personally appeared P. Bogart

Personally appeared the above named

who, being duly sworn,
each for himself and not one for the other, did say that the former is
the

secretary of Mannix Investments,

Inc. 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:

Augustine S. Rubino

Comm. #971045

NOTARY PUBLIC, CALIFORNIA

LOS ANGELES COUNTY

My Comm. Expires Sept. 5, 1996

Notary Public for Oregon

My commission expires:

Notary Public for Calif.

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)".

Mannix Investments, Inc.
6253 Hollywood Blvd. #614
Los Angeles, Ca. 90028

Grantor's Name and Address

Paul Studer
2996 Carmen Court
Newbury Park, CA 91320

Grantee's Name and Address

After recording return to:

PAUL STUDER
2996 Carmen Court
Newbury Park, CA 91320

Name, Address, Zip

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

PAUL STUDER
2996 Carmen Court
Newbury Park, CA 91320

Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mannix Investments Inc.

on this 24th day of June A.D. 19 93
at 10:44 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 14960

Evelyn Biehn County Clerk

By Evelyn Biehn Deputy

Fee, \$30.00