

68050

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Stephen O'Brien and Darlene Shelley O'Brien hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Empire Communications, Inc. hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The E1/2NW1/4, SW1/4NW1/4 of Section 22, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, LESS AND EXCEPTING portion lying within the right of way of the Great Northern Railroad. Tax Account No. 2310-1700 KEY: 134982

An additional levy for taxes and interest thereon at any time subject property is no longer qualified for farm deferral. This deed is being given in fulfillment of Sales Contract dated 9-8-93

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$140,000. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of September, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of CLATSOP) ss.

This instrument was acknowledged before me on 20 Sept 10, 1993, by DARLENE SHELLEY O'BRIEN

This instrument was acknowledged before me on 19 of as of

My commission expires 3-23-94 Notary Public for Oregon

Darlene S. O'Brien

P.O. Box 233

Aurora, OR 97002

Grantor's Name and Address

Empire Communication, Inc.

P.O. Box 3330

Carson City, NV 89702

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Empire Communications, Inc.

P.O. Box 3330

Carson City, NV 89702

Until requested otherwise send all tax statements to (Name, Address, Zip):

Empire Communications, Inc.

P.O. Box 3330

Carson City, NV 89702

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of) ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M. and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy.

STATE OF OREGON,

County of Deschutes } ss.

BE IT REMEMBERED, That on this 10 day of September, 1993,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Stephen G. Buren,

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Marie Atkins
Notary Public for Oregon.
My Commission expires 4-2-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of Sept. A.D., 19 93 at 10:31 o'clock A. M. and duly recorded in Vol. M93
of _____ of Deeds on Page 23603

Evelyn Bienn
By Barbara Nielsen County Clerk

FEE \$35.00