

70704

MOUNTAIN TITLE COMPANY

Vol. m 93 Page 28939

11-03-93A09:33 RCVD

WARRANTY DEED
MTC 5317-KR
KNOW ALL MEN BY THESE PRESENTS, That
ROBERT M. HOTCHKISS and LUVERNA A. HOTCHKISS, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION
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:

Lot 8 and the Easterly 7 feet of Lot 7 in Block 10 of Tract 1037, FIFTH
ADDITION TO SUNSET VILLAGE, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

**in completion of a 1031 Tax Deferred Exchange.

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 those of record and those apparent upon the land, if any, as 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 \$ 12,500.00 **see above

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 2nd day of November, 19 93, 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.

STATE OF OREGON,
County of Klamath) ss.
November 2, 19 93

Personally appeared the above named
ROBERT M. HOTCHKISS
LUVERNA A. HOTCHKISS

Robert M. Hotchkiss
ROBERT M. HOTCHKISS
Luverna A. Hotchkiss
LUVERNA A. HOTCHKISS

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

ROBERT M. HOTCHKISS and LUVERNA A. HOTCHKISS
2615 KANE ST.
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
CLTC EXCHANGE COMPANY
502 WEST MAIN ST.
MEDFORD, OR 97501

GRANTEE'S NAME AND ADDRESS
CLTC EXCHANGE COMPANY
502 WEST MAIN ST.
MEDFORD, OR 97501

NAME, ADDRESS, ZIP
CLTC EXCHANGE COMPANY
502 WEST MAIN ST.
MEDFORD, OR 97501

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was
received for record on the 3rd
day of Nov., 19 93
at 9:33 o'clock A M., and recorded
in book M93 on page 28939 or as
file/reel number 70704
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
By Pauline Muehleisen Recording Officer
Deputy

Fee \$30.00

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