

12-07-93A09:38 RCVD

72364

WARRANTY DEED — STATUTORY FORM
(Individual or Corporation)

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

Grantor, conveys and warrants to David S. Yagen, unmarried man.

4100 37th Avenue, Sacramento, Ca. 95824

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

B3809 031DC 02200 000 00 Key 773050

Lots 1 through 10, Klamath Heights, Block 24, Township 38, Range 9.0
Section 31.

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 \$ 10,350.00
of ORS 93.030*).

(Here comply with the requirements

Dated this 24th day of January
its name to be signed by order of its board of directors.

19.93 if a corporate grantor, it has caused

Acacia Investments, Inc.

P. Bogart, Secretary

STATE OF Ca. County of Los Angeles

January 24, 1993

Personally appeared P. Bogart

STATE OF

County of

) ss.

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Personally appeared the above named

and acknowledged the foregoing instrument to be 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:

each for himself and not one for the other, did say that the former is the

Inc. Nevada secretary of Acacia Investment, 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

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)*.

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

Grantor's Name and Address

David S. Yagen

4100 37th Avenue

Sacramento, Ca. 95824

Grantee's Name and Address

After recording return to:

David S. Yagen

4100 37th Avenue

Sacramento, Ca. 95824

Name, Address, Zip

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

David S. Yagen

4100 37th Avenue

Sacramento, Ca. 95824

Name, Address, Zip

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Federal Land Bank

on this 7th day of Dec. A.D. 19 93
at 9:38 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 32413

Evelyn Biehn County Clerk

By Walter M. Mendenhall

Fee, \$30.00

Deputy.