

77149

WARRANTY DEED — STATUTORY FORM (Individual or Corporation)

Vol 94 Page 6980

03-07-94A10:57 RCVD

Peter D. Bogart, 6253 Hollywood Blvd. #614, Los Angeles, Ca. 90028

Grantor, conveys and warrants to Paul Toma and Ha Thi Koser, husband and wife as
Joint Tenants., 16425 Wood Valley Tr., Jamul, Ca. 91935

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

SEE EXHIBIT "A"

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 \$ 900.00 (Here comply with the requirements of ORS 93.030*).

Dated this 13th day of February, 1994, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

STATE OF California
County of Los Angeles
February 13, 1994

Personally appeared the above named

Peter D. Bogart

and acknowledged the foregoing instrument to be his voluntary act and deed

Before me:

Notary Public for Oregon

My commission expires:



Peter D. Bogart,
STATE OF Ca. County of Los Angeles

Personally appeared Peter D. Bogart

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

secretary of

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:

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):

Peter D. Bogart,
6253 Hollywood Blvd. #614
Los Angeles, Ca. 90028

Grantor's Name and Address

Paul Toma
16425 Wood Valley Tr.
Jamul, Ca. 91935

Grantee's Name and Address

After recording return to:
Paul Toma
16425 Wood Valley Tr.
Jamul, Ca. 91935

Name, Address, Zip

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

Paul Toma
16425 Wood Valley Tr.
Jamul, Ca. 91935

Name, Address, Zip

ORL-303 (Rev. 5-80)

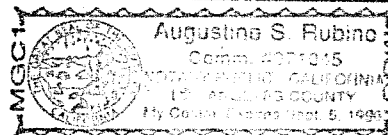


EXHIBIT "A"

Beginning at a point which is South 23 degrees 17' West, 20 feet from the Southwest corner of Lot 4, Block 4 Bly, Klamath County, Oregon; thence South 23 degrees 17' West 100 feet; thence South 66 degrees 43' East, 50 feet; thence North 23 degrees, 17' East 100 feet, more or less, to Southerly line of alley in Block 4, Bly; thence along the Southerly line of said alley North 66 degrees, 43' West 50 feet to the point of beginning, being a portion of Lot 1, Section 3, Township 37 South, Range 14 East Willamette Meridian.

AP# R 3714 003AA 02700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Western Land Bank the 7th day
of March A.D., 19 94 at 10:57 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 6980.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Henderson