

93328

01-01-95P03:25 RCVD



KLAMATH COUNTY TITLE COMPANY

Vol. 95 Page 448

K-47451

STATUTORY WARRANTY DEED
(Individual or Corporation)

OTTLAND, INC. AN OREGON CORPORATION

conveys and warrants to THOMAS A. BARTH, A MARRIED MAN Grantor,
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

LOTS 10, 11 and 12, BLOCK 1, MILLS GARDENS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 19, 1991 IN VOLUME M91 PAGE 16473, MORTGAGE RECORDS OF KLAMATH COUNTY, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN, WHICH TRUST DEED GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN. ALONG WITH CONDITIONAL ASSIGNMENT OF RENTALS, RECORDED AUGUST 19, 1991 VOLUME M91 PAGE 16478, MORTGAGE RECORDS OF KLAMATH COUNTY, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN.

This property is free of liens and encumbrances EXCEPT

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 210,000.00 (Here comply with the requirements of ORS 93.030*).

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 AND TO DETERMINE ANY LIMITS ON LITIGATIONS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.030.

DATED this 5th day of January 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

OTTLAND, INC.

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of KLAMATH ss.

The foregoing instrument was acknowledged before me this 5th day of January 19 95

by L.A. SWETTLUND and

as president of OTTLAND, INC.

a corporation, on behalf of the corporation.

GENINE JOHNSON
Notary Public for Oregon
My commission expires September 28, 1996

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Company

on this 6th day of January A.D. 19 95

at 3:25 o'clock P M and duly recorded

in Vol. M95 of Deeds Page 448

Bernetha G. Letsch County Clerk
By Pauline J. Nussendorf
Deputy.

Fee, \$30.00

STATE OF OREGON, County of Klamath
The foregoing instrument was acknowledged before me this 5th day of January 19 95

by THOMAS A. BARTH

Notary Public for Oregon
My commission expires September 28, 1996

After recording return to
THOMAS A. BARTH
727 Third Avenue
San Francisco, CA 94118

NAME, ADDRESS, ZIP
THOMAS A. BARTH
727 Third Avenue
San Francisco, CA 94118

Fee, \$30.00