

95764

03-06-95A10 15 RCVD

WARRANTY DEED
MTC 34802 KR
RANDALL W. WALLIN

Vol. m95 Page 4888

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD COLSON hereinafter called 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:

Lots 5 and 6 in Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT any portion lying within the right of way of Gary Street.
SEE ATTACHED EXHIBIT "A"

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 listed on Exhibit A attached hereto, and those apparent upon the land and that if any, as of the date of this deed, 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 \$ 200,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 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 1 day of March, 19 95. 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 Jackson,
March 1, 19 95

Randall W. Wallin
Randall W. Wallin

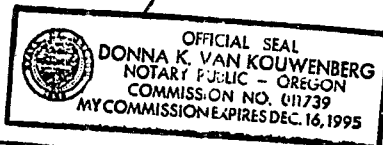
Personally appeared the above named
Randall W. Wallin

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

Before me:

Notary Public for Oregon
My commission expires:

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)

Randall W. Wallin
c/o Western States Exchange
300 West Main St., Medford, OR 97501

Richard Colson
P.O. Box 4382
Santa Clara, CA 95056

Also standing with me:
Richard Colson
P.O. Box 4382
Santa Clara, CA 95056

NAME, ADDRESS, ZIP
Richard Colson
P.O. Box 4382
Santa Clara, CA 95056

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 _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

4889

EXHIBIT "A"

SUBJECT TO: Trust Deed, recorded March 25, 1982 in Volume M82, page 3698, Microfilm records of Klamath County, Oregon in favor of Raymond G. Budden & Rose Ellen Budden, husband and wife, as Beneficiary which the above named Grantee does not agree to assume nor pay and the Grantor agrees to hold Grantee harmless therefrom; and Trust Deed recorded December 3, 1992 in Volume M92, page 28693, Microfilm Records of Klamath County, Oregon in favor of Buster W. Owens, as Beneficiary which Grantee agrees to assume & pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of March A.D., 19 95 at 10:45

FEE \$35.00

of Deeds o'clock A the 6th day
on Page 4888 and duly recorded in Vol. M95

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch