

NA

96501

WARRANTY DEED

Vol. M95 Page 6404KNOW ALL MEN BY THESE PRESENTS, That Edward F. Esch and Gwendolyn V.Esch of Covina, Californiahereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PioneerInvestments, Inc. of Portland, Oregonhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

KLAMATH FALLS FOREST ESTATES, HWY 66 PLAT #2, BLOCK 40, LOT 13, County
of Klamath, State of Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and those items of record.

and that grantor will warrant and forever defend the 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 \$6,500.00

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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.

CALIFORNIA

STATE OF OREGON, County of Los Angeles ss.This instrument was acknowledged before me on March 20, 1995, by Edward F. Esch and Gwendolyn V. EschThis instrument was acknowledged before me on , 19 , by as of 

Dennis E. Beckwith
Comm #1006246
NOTARY PUBLIC, CALIFORNIA
LOS ANGELES COUNTY
Comm. Expires Sept 30, 1997

My commission expires Sept 30, 1997STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of March, 1995, at 2:56 o'clock P.M., and recorded in book/reel/volume No. M95 on page 6404 and/or as fee/file/instrument/microfilm/reception No. 96501, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk...

NAME Bernetha G. Letsch TITLE Deputy

SPACE RESERVED FOR RECORDER'S USE

FEE: \$30.00

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Don RAGAN
16814 CAMP DAY LN
KLAMATH FALLS, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Pioneer Investments
16814 CAMP DAY LN
KLAMATH FALLS, OR 97601

630/00