

WARRANTY DEED

MTC 34458 BS

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAMSON RIVER PINES, a California Limited Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LAWRENCE C. LUDWIG and NOELANN LUDWIG, HUSBAND AND WIFE, 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:

Lot 8 in Block 2 of Tract 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~SUBJECT TO: Trust Deed recorded January 13, 1994 in Volume M94, page 1467, Microfilm Records of Klamath County, Oregon in favor of Fred W. Koehler, Jr. and Haril W. Newton, as tenants in common, as Beneficiary (covers other property as well as property set forth above). The above named Grantee does not agree to pay nor assume the Trust Deed described herein and the Grantors agree to hold the Grantee harmless therefrom.~~**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 all those of record and those apparent upon the land, if any, as of the date of this deed and that 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 \$ 35,000.00~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 21st day of February, 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 _____) ss.
_____, 19 ____.

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:WILLIAMSON RIVER PINES, a California Limited Partnership
by: RDG RESOURCES, INC., General PartnerX by: A. Gary Miller
A. GARY MILLER, Sr. Vice President

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)WILLIAMSON RIVER PINES
P.O. BOX 5104
INCLINE VILLAGE NV 89450
GRANTOR'S NAME AND ADDRESSLAWRENCE C. LUDWIG
PO BOX 2510
FAIR OAKS CA 95628
GRANTEE'S NAME AND ADDRESSAfter recording return to:
LAWRENCE C. LUDWIG
PO BOX 2510
FAIR OAKS CA 95628
NAME, ADDRESS, ZIP

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

LAWRENCE C. LUDWIG
PO BOX 2510
FAIR OAKS CA 95628
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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

State of California

County of NevadaOn 2/21/95 before me, Terry Lindroth
(DATE) (NAME/TITLE OF OFFICER-I.e., JANE DOE, NOTARY PUBLIC)personally appeared A. Gary Miller
(NAME(S) OF SIGNER(S))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

☒ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S)

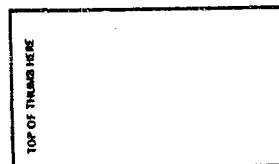
(TITLE)

☐ PARTNER(S) ☐ LIMITED☐ GENERAL☐ ATTORNEY IN FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S)

(TITLE)

☐ PARTNER(S) ☐ LIMITED☐ GENERAL☐ ATTORNEY IN FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))



☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(SEAL)

(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

Number of Pages

Date of Document

Signer(s) Other Than Named Above

WOLCOTT'S FORM 63237 Rev. 3-84 (price class 8-2A) © 1984 WOLCOTT'S FORMS, INC.
ALL PURPOSE ACKNOWLEDGMENT FOR CALIFORNIA WITH SIGNER CAPACITY/REPRESENTATION/TWO FINGERPRINTS



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of March A.D., 19 95 at 3:57 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 6888

FEE \$35.00

Bernetha G. Leitch, County Clerk
By Bernetha G. Leitch