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## WARRANTY DEED

Vol. m 95 Page 25450KNOW ALL MEN BY THESE PRESENTS, That Alan Davidsonhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Evergreen Mountain Properties, LLChereinafter 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,

Lot 17, Block 125, Klamath Falls Forest Estates, Highway 66 Unit, Plat #4, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, 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 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 \$1,000.00  
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, 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 18 day of September, 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 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.

Alan Davidson  
Alan Davidson

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_, 19\_\_\_\_,

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_, 19\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_,

My commission expires \_\_\_\_\_ Notary Public for Oregon

Alan Davidson  
18 Oakvale Ave  
Berkeley, CA 94705

Grantor's Name and Address  
Evergreen Mountain Properties, LLC  
P.O. Box 5241  
Klamath Falls, OR 97601

Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Evergreen Mountain Properties, LLC  
P.O. Box 5241  
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Evergreen Mountain Properties, LLC  
P.O. Box 5241  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

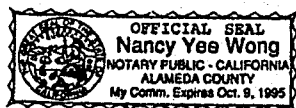
Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
Deputy.

STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF ALAMEDA )

On September 18, 1995 before me, NANCY YEE WONG, a Notary Public, personally appeared ALAN H. DAVIDSON, 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.



My Commission expires:  
 October 9, 1995

*Nancy Yee Wong*  
 NANCY YEE WONG  
 Notary Public in and for  
 said County and State

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 20th day  
 of September A.D., 19 95 at 11:36 o'clock A M., and duly recorded in Vol. M95,  
 of Deeds on Page 25450.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Annette Mueller