11-17-95A11:21 RCVD



WARRANTY DEED

ASPEN TITLE #05043858

Mary Sville Wa 9820

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

KEN KATSUDA hereinafter called GRANTOR(S), convey(s) to B.L.F. INC., A WASHINGTON CORP. hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 2, Tract 1152, NORTH HILLS IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 63 MAP 3809-35AD TAX LOT 2500

"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 30.390."

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$23,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10TH day of NOVEMBER 1995

KEN KATSUDA

STATE OF OREGON County of KLAMATH



| On 15, 1995, KEN KATSUDA personally appeared before me, who is personally known to me whose identity I proved on the basis of the basis of whose identity I proved on the oath/affirmation of |
|---|
| , a credible witness to be the signer of the above document, and he/she acknowledged that he/she signed it. |
| Notary Public for OREGON My Commission Expires: |

wy Codej salon explose: Jike 15 15 1 Lord Town to one one same processes a facility from to be the elymen of the above decrements and in the mpage (generally a factor of our for employ On H 15 , 1995, KEN WATSODA personalizanggest di teledi who is parronaliz known bolom whose tasmitted cross done beste beste STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of Aspen Title & Escrow 17th the. November A.D., 19 95 at 11:21 _ o'clock _ A M., and duly recorded in Vol. M95 Deeds on Page 31430 Bernetha G. Letsch, County Clerk FEE \$35.00 Cinnette Muelles In course withy this deed and whale the content so you be 933,500.00-The light and united administrating the four this terms for I And coverant(s) that granter is the caner of the above the property free of all anymedications except coverants containing restrictions, reservations, rights, abjust of early of anymedicate of record, if any, and apparent upon the land, controllines for triggleren and order to defend the same apparent who may taken the same, wareful as shaden sports. ASPROVED THES AND TO DITERSTAN ANY LIMITS ON TATABLE PARALMETOR OF TOREST PRACTICES AN DEFINED IN OFE AS. 146. RECOLATIONS. DEFORE SIGNING OR ACCEDING THE SECONDS OF PERSON ACCEDING THE TELL TIPLE TO THE PROPERTY LIBERTAL DEPONDENT TO THE APPROPRIED THIS DESTRUMENT IN VIOLATION OF APPRICABLE LAKE IS THREE TESTREMENT MILE SON MILE OF THE PROPERTY. CODE 63 SEE 3009-35AD TAX LET 25AD FALLS gan the County of Klamath, State of Drogon. Let 3, Pleck 2, Thur 1152, Mugha hills in The Co RES EXTINUAL MORALINATURE CALLED GRANTON(S); COMPANY THE THE A CASHINGTON CORP. hereinafter called Granto real property siduated An the County of Elizabeth; the Oregon, described as: SAME AS ADDVE ESSENDED STROTTOL SUL OF SAMERIFICAL CHELL A CHANGE IS REQUESTED ALL TAX THE TOTAL PROPERTY HOSE TO B.L.F. INC. S WASHINGTON CORP. SECRETARY ATLANTA NEARES TITLE & ESCROW, INC. MARRANTY DEED.

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