

10084

WARRANTY DEED

Vol. 1795 Page 33161

KNOW ALL MEN BY THESE PRESENTS, That

Larry R. Rohner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Evergreen Mountain Properties, LLC

hereinafter 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:

Lot 16, Block 15, First Addition to Ferguson Mountain Pines, 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 \$500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21 day of November, 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.

Larry R. Rohner

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19 ,

by

This instrument was acknowledged before me on , 19 ,

by

as

of

Notary Public for Oregon

My commission expires

Larry R. Rohner
1736 Hillside Road
Santa Barbara, CA 93101

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

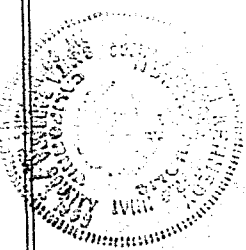
STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/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.

NAME TITLE
By , Deputy

12-05-95A10:46 RCVD



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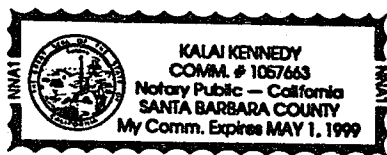
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

33162

No. 5907

State of CALIFORNIA
 County of SANTA BARBARA
 On 11.21.95 before me, KALAI KENNEDY, NOTARY PUBLIC,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared LARRY R. KOHNER,
NAME(S) OF SIGNER(S)

☐ 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.

Kalai Kennedy
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

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

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SELF

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

ONE
 NUMBER OF PAGES

11.21.95
 DATE OF DOCUMENT

NONE
 SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Evergreen Mountain Properties, LLC the 5th day
 of December A.D., 19 95 at 10:46 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 33161

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller