

'96 APR -1 P3:38
MTC 37686MS
WARRANTY DEED

ASSET PRESERVATION, INC., A CALIFORNIA CORPORATION,

Grantor(s) hereby grant, bargain, sell and convey to:

STEPHEN E. HILBERT AND DEBBIE P. HILBERT, husband and wifeGrantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of **OREGON**, to with:**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE****SUBJECT TO:** all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SINGING 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.

The true and actual consideration for this conveyance is \$270,831.30

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 8164, Incline Village, NV 89452

Dated this 29th day of March, 1996.

ASSET PRESERVATION, INC., a California corporation

BY: 

Michael J. Murphy, President

NOTARY ACKNOWLEDGMENT

(see attached)

ESCROW NO. MT 37686-MS

Return to:

Stephen E. Hilbert
P.O. Box 8164
Incline Village, NV 89452

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of PLACER

} ss.

On MARCH 29, 1996
(DATE)

before me,

ROBYN E. REYES, NOTARY PUBLIC

(NOTARY)

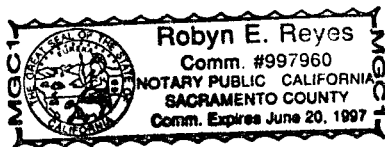
personally appeared

MICHAEL J. MURPHY/PRESIDENT

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.

Robyn E. Reyes
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER

PRESIDENT

TITLE(S)

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

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED, OREGON

TITLE OR TYPE OF DOCUMENT

ONE

NUMBER OF PAGES

MARCH 29, 1996

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

ASSET PRESERVATION, INC.

OTHER

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 33, Section 9; SW1/4 SW1/4 SW1/4 and Lot 15, Section 10; W1/2 NW1/4 NW1/4 and NW1/4 SW1/4 NW1/4 of Section 15; and Lots 1, 10, 11 of Section 16; all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT a portion of Sections 15 and 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 9, 10, 15 and 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 4 degrees West 1,820.20 feet, more or less, to an iron pin on the South line of Lot 11 of said Section 16 which is the true point of beginning; thence West along said line a distance of 687.20 feet, more or less, to an iron pin on the East bank of the Williamson River; thence Northerly along said East bank a distance of 136.80 feet, more or less to an iron pin; thence East parallel to said South line of Lot 11 a distance of 904 feet, more or less, to an iron pin on the West line of a private roadway; thence South along West lot line a distance of 138.40 feet, more or less, to an iron pin on the South line of said Lot 11; thence West along said South line a distance of 176.80 feet, more or less, to the true point of beginning.

SUBJECT TO: First Trust Deed recorded October 15, 1990, in Volume M90, page 20843, Microfilm Records of Klamath County, Oregon in favor of Carl Dawson.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day
of April A.D., 1996 at 3:38 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 9103.

FEE \$40.00

Bernetha G. Letcher, County Clerk

By Suzette Perry