## Vol. M% Page12586

## MTC 37272KR WARRANTY DEED

PETER H. ROLLENHAGEN,

Grantor(s) hereby grant, bargain, sell and convey to: HERRN ERIC OHRNBERGER, Grantee(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 wit:

36 May -2 M1:57

Lot 22, Block 7 of Tract No. 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

SUBJECT TO: Trust Deed, recorded January 26, 1990 in Volume M90, page 2729, Microfilm Records of Klamath County, Oregon in favor of L.A. Gienger & Pauline H. Gienger dba Gienger Investments, as Beneficiary (with other properties); and Trust Deed, recorded August 13, 199 in Volume M91, page 16001, Microfilm Records of Klamath County, Oregon in favor of Oreranches, Inc., an Oregon corporation, as Beneficiary. The above named Grantees DO NOT agree to assume nor pay the above described Trust Deeds and the Grantor named herein agrees to hold the Grantees harmless therefrom.

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 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 FRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 15,100.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: INDEN ZIEGELG'A'RTEN 8, D-67063 LUDWIGSHAFEN, GERMANY,

Dated this 29 day of March, 1996 Unline

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS. MARCH 29 1996

Before me:

Personally appeared the above named BETEN H. Rolen HAGO

oneld fill

My commission expires 2-10-1999

Notary Public for GANANGE COUFSANIS

and acknowledged the foregoing instrument to be HE voluntary act.



(seal)

ESCROW NO. MT37272-KR

Return to: HERRN ERIC OHRNBERGER INDEN ZIEGELG'A'RTEN 8 D-67063 LUDWIGSHAFEN, GERMANY,

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AmeriTitle Filed for record at request of . A.D., 19 96 at 11:57 o'clock A.M., and duly recorded in Vol. of <u>May</u>

Sector 100

\$35.00

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

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Bernetha G. Letsch, County Clerk

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