

UTC 37387

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALTAMONT MOBILE ESTATES, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by STEVE WOOLLEY and LYNNE WOOLLEY, husband and wife, as to an undivided 33.35% interest, and LEROY GREEN and MARY GREEN, husband and wife, as to an undivided 33.35% interest, 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:

Tract 13 and 14 of Subdivision of Tracts 25 to 32 inclusive together with the south 10 feet of 33 and 34 of ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, EXCEPT the East 10 feet thereof, conveyed to Klamath County, in Volume 168 at page 535, Deed Records of Klamath County, Oregon.

(Grantor retains an undivided 33.3% interest in the property.)

Grantees' acceptance and recording of this deed shall constitute Grantees' acceptance of all of the terms and conditions of this conveyance.

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 except the following:

1. The statutory powers, including the power of assessment, of Klamath County Drainage District.
2. The statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the south Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Volume M83 at page 8062, Microfilm Records of Klamath County, Oregon.
4. Warranty Clearance Easement, subject to the terms and provisions thereof; recorded August 13, 1964, in Deed Volume 355 at page 317, in favor of United States re Kingsley Field.
5. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: March 18, 1981
Volume: M81, page 4911, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution line
6. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: June 15, 1982
Volume: M83, page 9352, Microfilm Records of Klamath County, Oregon
In favor of: South Suburban Sanitary District
For: A Sewer
7. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: July 6, 1983
Volume: M83, page 10649, Microfilm Records of Klamath County, Oregon
In favor of: C.P. National Corporation
For: 10 foot right of way easement to construct, reconstruct, maintain and operate a pipe line.

8. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
 Dated: March 15, 1985
 Recorded: April 1, 1985
 Volume: M85, page 4684, Microfilm Records of Klamath County, Oregon
 Amount: \$191,517.94
 Grantor: K.E. Sandner and Carol S. Sandner, husband and wife
 Trustee: Aspen Title and Escrow, Inc., an Oregon corporation
 Beneficiary: Frank E. McBain, Jr. and Betty J. McBain, husband and wife

9. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;
 Dated: January 8, 1990
 Recorded: January 11, 1990
 Volume: M90, page 696, Microfilm Records of Klamath County, Oregon
 Amount: \$387,500.00
 Grantor: Altamont Mobile Estates, Inc., an Oregon corporation
 Trustee: Willamette Valley Title Company
 Beneficiary: Altamont, Inc., an Oregon corporation

The balance owing as of April 15, 1996 on the Note is \$368,354.40. Grantor shall be solely liable for payment of 33.3%, \$122,662.02, according to the terms and conditions of the Note and shall hold Grantees harmless from any liability thereon. Grantees shall be solely liable for payment of 66.7%, \$245,692.38, according to the terms and conditions of the Note and shall hold Grantor harmless from any liability thereon. The balance of this Note and Trust Deed includes the liability secured by the Trust Deed described in #8, above

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 \$583,327.50. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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 30th day of April, 1996; 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 DEPT. TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

ALTAMONT MOBILE ESTATES, INC.

By Len Schultz, President

STATE OF OREGON, County of Benton ss.

This instrument was acknowledged before me on April 30, 1996, by Len Schultz as President of Altamont Mobile Estates, Inc.



Linda Garcia
 Notary Public for Oregon
 My commission expires: 8-5-99

GRANTOR:

ALTAMONT MOBILE ESTATES, INC.

GRANTEES:

STEVE WOOLLEY & LYNNE WOOLLEY
LEROY GREEN & MARY GREEN

After recording return to:

Steve Woolley
21692 Hilaria Circle
Huntington Beach Calif.
92646Until requested otherwise send all
tax statements to:Same as above

_____STATE OF OREGON,) ss.
County of Klamath)I certify that the within instrument
was received for record on the 3rd
day of May, 1996, at
3:22 o'clock PM., and
recorded in book/reel/volume No. M96
on page 12750 and/or as fee/file
instrument/microfilm/reception 17453
of said County. Deed RecordsWitness my hand and seal of
County affixed.Bernetha G Letsch, County Clerk

Name

Title

By Cathy Russell Deputy.

Fee \$40.00