

UTC 37387

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 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 grantor, for the consideration hereinafter stated, to grantor paid by AMERICAN EXCHANGE SERVICES, INC., as to an undivided 28.9% interest, AMERICAN EXCHANGE SERVICES, INC., as to an undivided 16.9% interest, and LAWRENCE D. KAMPFER and BARBARA B. KAMPFER, husband and wife, as to an undivided 20.9% 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:

An undivided 66.35% interest in the following real property:

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.

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: M 81, 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. Grantees shall be solely liable for payment of 66.7% of this balance, \$245,692.38, according to the terms and conditions of the Note and shall hold Grantors 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

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 _____ 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.

Steve Woolley
Steve Woolley

Lynne Woolley
Lynne Woolley

Leroy Green
Leroy Green

Mary Green
Mary Green

STATE OF _____, County of _____) ss.

This instrument was acknowledged before me on April _____, 1996, by STEVE WOOLLEY and LYNNE WOOLLEY.

Notary Public for _____
My commission expires: _____

STATE OF _____, County of _____) ss.

This instrument was acknowledged before me on April _____, 1996, by LEROY GREEN and MARY GREEN.

Notary Public for _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

12755

No. 5907

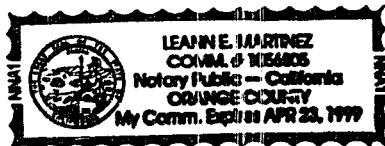
State of CALIFORNIA

County of ORANGE

On 4-29-96 before me, LEANN E. MARTINEZ, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared STEVE WOOLLEY, LYNNE WOOLLEY, LERON GREEN, MARY GREEN
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.

Leann E. Martinez
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: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

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

SIGNER(S) OTHER THAN NAMED ABOVE

GRANTOR:

STEVE WOOLLEY AND LYNNE WOOLLEY
 21692 HILARIA CIRCLE
 HUNTINGTON BEACH CA 92646 &
 LEROY GREEN and MARY GREEN
 1815 BAY ST.
 NEWPORT BEACH CA 92663

GRANTEES:

AMERICAN EXCHANGES SERVICES, INC.
 388 STATE STREET
 SALEM, OR 97308

After recording return to:

Duerksen & Associates
2779 NW 9th Street
Corvallis OR 97330

Until requested send all tax statements to:

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 12753 and/or as fee/file/
 instrument/microfilm/reception
 No. 17454, Drecord of Deed
 of said County.

Witness my hand and seal of
 of County affixed.

Bernetha G Letsch, County Clerk

Name Title

By: Cheryl [Signature] Deputy

Fee \$45.00