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WARRANTY DEED

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**KNOW ALL MEN BY THESE PRESENTS, That WILLIAM P. LILJA and KRISTIE A. LILJA, husband and wife**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **GLENN A. HUBERT and LYNNETTE A. HUBERT, husband and wife, and BARRY L. OHLING and TINA M. OHLING, husband and wife**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

All my right, title and interest in and to that certain real property described as follows:

Lot 4 in Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Southeast corner of Lot 4, Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 89 degrees 41 minutes 20 seconds West 180.85 feet to the Southwest corner of said Lot 4; thence South 0 degrees 18 minutes 40 seconds West 100 feet, more or less, to a point on a line 5.0 feet Northerly on the North bank of Crescent Creek; thence Northeasterly along a line 5.0 feet Northerly of said bank to its intersection with the East line of Section 18, Township 24 South, Range 7, E.W.M.; thence North 1 degree 03 minutes 43 seconds East 70 feet, more or less, to the point of beginning.

**THIS DEED IS INTENDED TO CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST IN THE PROPERTY DESCRIBED ABOVE, WHICH IS SUBJECT TO A CONTRACT OF SALE BETWEEN FRANK CAPUTO AND OURSELVES, the Memorandum of Contract for which was recorded on December 13, 1990, in Volume M90 at Page 24734 of the Klamath County records.**

OFFICIALS AND NOTARIES ARE REQUIRED BY THE STATE OF OREGON TO SIGN AND SEAL THIS INSTRUMENT WITHIN THE SPACE PROVIDED THEREFOR.

William P./Kristie A. Lilja	
1848 Charles Street	
Depere, Wisconsin 54115	
GRANTOR'S NAME AND ADDRESS	
Glenn A./Lynnette A. Hubert	
Barry L. Ohling and Tina M. Ohling	
2571 SE Ermine Street	
Albany, OR 97321	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Barry L./Tina M. Ohling	
2571 SE Ermine Street	
Albany, OR 97321	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
Frank Caputo	
3520 SW Takana Street	
Albany, OR 97321	
NAME, ADDRESS, ZIP	

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 \_\_\_\_\_, on page \_\_\_\_\_, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

INVESTMENT CONTRACT  
V. PSUA, OR 81331  
WILLIAM P. LILJA, JR.  
KIRSTIE A. LILJA, JR.  
TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.  
AND SAID GRANTOR HEREBY COVENANTS TO AND WITH SAID 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 OBLIGATIONS DUE UNDER THE TERMS OF THE LAND SALE CONTRACT MENTIONED ABOVE.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said 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 obligations due under the terms of the Land Sale Contract mentioned above.**

WARRANT AND FOREVER DEFEND THE ABOVE GRANTED 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 \$ **8,000.00**  
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 and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of June-Aug, 19 96;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.  
(If executed by a corporation, affix corporate seal)

STATE OF WISCONSIN )  
County of Brown ) ss. )  
Personally appeared the above named William P. Lilja and Kristie A. Lilja, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.  
(OFFICIAL SEAL) Debra A. John  
Notary Public for Oregon  
My commission expires: 5/24/96

William P. Lilja, husband  
Kristie A. Lilja, wife  
STATE OF OREGON, County of WISCONSIN ) ss.  
Personally appeared William P. Lilja and Kristie A. Lilja who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.  
(OFFICIAL SEAL) Debra A. John  
Notary Public for Oregon  
My commission expires: 5/24/96