

44145 97 AUG 26 P1:01

WARRANTY DEED

Vol. 1997 Page 27951

KNOW ALL MEN BY THESE PRESENTS, That

Joseph Padjune

and Monika Padjune

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Country Properties of Oregon, Inc.

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:

Block 10, Lot 1 Portion, Klamath Falls Forest Estates, Sycan Unit, Acres 10.52, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$500.00

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, 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 _____, 19____; 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 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Joseph Padjune

Monika Padjune

STATE OF OREGON, County of Nevada) ss.

This instrument was acknowledged before me on August 16, 1996, by Joseph and Monika Padjune

This instrument was acknowledged before me on _____, 19____, by _____

as _____ Notary Public _____ Nevada County



Linda Cali
My commission expires 3/4/97 California

Padjune, Joseph and Monika
16706 Old Auburn Road
Grass Valley, CA 95949

Grantor's Name and Address

Country Prop. of Oregon, Inc.
P.O. Box 1604
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Country Prop. of Oregon, Inc.
P.O. Box 1604
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Country Prop. of Oregon, Inc.
P.O. Box 1604
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDING USE

Fee: \$30.00

1.00 c.c.

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of August, 1997, at 1:01 o'clock P.M., and recorded in book/reel/volume No. 197 on page 27951 and/or as fee/file/instrument/microfilm/reception No. 44145. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Hess Deputy.

30.00
1.00 c.c.