

46455

MTC 40498-PS
WARRANTY DEED

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, Grantor(s) hereby grant, bargain, sell and convey to: PAUL G. AMSTUTZ and LEZLIE C. SMITH-AMSTUTZ, husband and wife, 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:

7 OCT 16 AM 12:27 Lot 29 of TRACT 1316 - PARADISE HILL, 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: 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 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 125,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1421 WILD PLUM COURT, KLAMATH FALLS, OR 97601

Dated this 1st day of October 1997

PARADISE HILL DEVELOPMENT L.L.C.
BY: [Signature] MEMBER
L. FRANK JOHNSON

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named /SEE ATTACHED/

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. MT40498-PS

Return to:
PAUL G. AMSTUTZ
1421 WILD PLUM COURT
KLAMATH FALLS, OR 97601

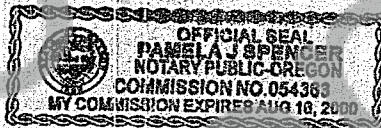
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Klamath) ss

On this 1st day of October, 1997, before me, the undersigned Notary Public, personally appeared L. FRANK GOODSON and known to me to be members or designated agent of the limited liability company that executed this instrument, and acknowledge this instrument to be the free and voluntary act of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.

Pamela Spencer
Notary Public in and for the State of OREGON

My commission expires: 8/16/2000



STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of _____ the 6th day of October A.D., 19 97 at 11:27 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 32807

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross