

NS

49586

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HIGH DESERT LAND, LLC  
 P.O. BOX 1316  
 KLAMATH FALLS, OR 97601  
Grantor's Name and Address  
 MANUEL M. CALARRUDA  
 224 #T BROAD ST.  
 KLAMATH FALLS, OR 97601  
Grantee's Name and Address  
 After recording, return to (Name, Address, Zip):  
 MANUEL M. CALARRUDA  
 224 #T BROAD ST.  
 KLAMATH FALLS, OR 97601  
 Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 MANUEL M. CALARRUDA  
 224 #T BROAD ST.  
 KLAMATH FALLS, OR 97601

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of December, 1997, at 9:34 o'clock A. M., and recorded in book/reel/volume No. M97 on page 39588 and/or as fee/file/instrument/microfilm/reception No. 49586, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Roesa, Deputy.

Fee: \$30.00

MTC 42828-KA

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that HIGH DESERT LAND, LLC

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MANUEL M. CALARRUDA, hereinafter called 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:

LOT 2 BLOCK 3, KLAMATH FOREST ESTATES, 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 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 (if no exceptions, so state):

NO EXCEPTIONS

\_\_\_\_\_, 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 \$6,000.00. ☐ However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ☐ (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 25 day of Nov, 1997; if grantor is a corporation, 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.

High Desert Land, LLC  
 HIGH DESERT LAND, LLC

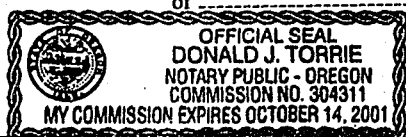
Kathy Coon  
 BY: KATHY COON

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on Nov 25, 1997, by HIGH DESERT LAND, LLC BY: KATHY COON

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Donald J. Torrie  
 Notary Public for Oregon  
 My commission expires 10-14-2001