

52903

Vol. 777 Page 4193

Feb -9- M3/15

K-519-G-D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That L.C.H. INVESTMENTS, an estate in fee simple, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by SIERRA DEVELOPMENTS LLC and EDDIE L. WILCHER, as tenants in common, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 28A, 28B, 29A and 29B in Block 7 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, rights of way of record, and those apparent on the land.

Code No. 1 - Account No. 3809-33BC-1900 - Key No. 478165

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 grantees and grantees' 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,500.00.

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 THE 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 ORE. 30.930.

In Witness Whereof, the Grantor has executed this instrument this 5th day of February, 1998.

L.C.H. INVESTMENTS

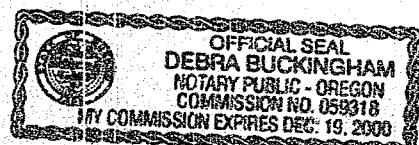
by Larry C. Heaton

by Harold R. Heaton

STATE OF OREGON)
County of Klamath) SS
)

This instrument was acknowledged before me on February 5th, 1998, by Larry C. Heaton, partner of L.C.H. Investments and Harold R. Heaton, as partner of L.C.H. Investments.

After recording, return to: & TAXES
SIERRA DEVELOPMENTS, LLC
P.O. BOX 5077
KLAMATH FALLS, OREGON 97601



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4200

OREGON STATE

STATE OF OREGON, COUNTY OF KLAMATH, ss.
Filed for record at request of _____
of February A.D. 1998 at 3:18 o'clock _____ the 9th day
of _____ Deeds _____ P. M., and duly recorded in Vol. M98
on Page 4199.
FEE \$35.00 By Bernetta G. Lettsch, County Clerk
Katelin Ross

RECORDING THIS CERTIFICATE OF RECORDING WHICH APPENDS TO THE
DEED RECORDED ON THIS DAY, PROVING THAT THE FOREGOING DEED
WAS PREPARED AND SIGNED IN THE PRESENCE OF THE CLERK OF THE
CLARK COUNTY COURTHOUSE, AND THAT THE CLERK HAS EXAMINED
THE DEED AND FOUND IT TO BE A LEGITIMATE DOCUMENT, AND THAT
THE CLERK HAS SIGNED IT AS EVIDENCE OF THE RECORDING.

RECORDING THIS CERTIFICATE OF RECORDING WHICH APPENDS TO THE
DEED RECORDED ON THIS DAY, PROVING THAT THE FOREGOING DEED
WAS PREPARED AND SIGNED IN THE PRESENCE OF THE CLERK OF THE
CLARK COUNTY COURTHOUSE, AND THAT THE CLERK HAS EXAMINED
THE DEED AND FOUND IT TO BE A LEGITIMATE DOCUMENT, AND THAT
THE CLERK HAS SIGNED IT AS EVIDENCE OF THE RECORDING.

RECORDED AT THE CLARK COUNTY COURTHOUSE, PORTLAND, OREGON,
THIS 10 DAY OF January1998, BY Bernetta G. Lettsch, CLERK
OF CLARK COUNTY, OREGON, FOR John C. & Linda H. Borchard,
RECORDED IN BOOK 24, PAGE 4199.

