

75662

WARRANTY DEED

Vol. M99 Page 7763

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

the 4th day of March A.D., 1999
at 3:46 o'clock P. M., and duly recorded
in Vol. M99, of Deeds on Page 7763

Linda Smith, County Clerk

By Kathleen Russ, Deputy

Fee, \$30.00

ASPEN TITLE ESCROW NO. 05049195
AFTER RECORDING RETURN TO:
AMERICAN SECURITIES, INC.
1706 D Street, Suite A
Vancouver, WA 98663

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) to
AMERICAN SECURITIES, INC., An Oregon Corporation, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 5, Tract 1283, in the County of Klamath, State of Oregon.

CODE 38 MAP 3908-12DA TL 1600

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, Dated February 19, 1999
Mortgage Records of Klamath County, Oregon, in favor of Herman
Mc Carty, which Trust Deed the Grantees herein DO NOT agree to
assume and pay and Grantors hereby hold Grantees harmless
therefrom, and Grantors herein warrant that this Trust Deed
will be paid in full prior to or at the time of payment in full
of the Trust Deed between Grantor and Grantee herein which is
being recorded immediately subsequent to the recording of this
Deed.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$22,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 22nd day of February, 1999.

Lee A. Van Winkle
LEE A. VAN WINKLE

STATE OF OREGON, County of Klamath) ss.

On March 3, 1999, personally appeared Lee A. Van Winkle
who acknowledged the foregoing instrument to be his voluntary
act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 4/10/2000

