

AMT 44145MS

## WARRANTY DEED

Vol M99 Page 37199

OTTLAND, INC., an Oregon Corporation,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CATHY KING,

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:

Lots 6, 7 and 8, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-012BB-03500 3909-012BB-03400 3909-012BB-03300

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:

SUBJECT TO: THE ITEMS LISTED ON ATTACHED EXHIBIT "A".

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  
PURSUANT TO AN IRC TAX DEFERRED EXCHANGE ON BEHALF OF THE GRANTEE.

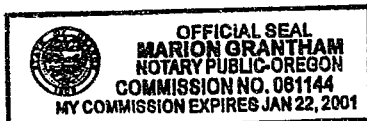
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5729 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 3rd day of September, 1999

OTTLAND, INC.

BY:

L. A. SWETLAND, PRESIDENT

State of Oregon  
County of KLAMATHThis instrument was acknowledged before me on September 3rd, 1999 by L.A. SWETLAND AS PRESIDENT OF OTTLAND, INC..
  
(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT44145-MS

Return to:

CATHY KING

5729 ALTAMONT DRIVE

KLAMATH FALLS, OR 97603

35<sup>00</sup>  
N

**SUBJECT TO:**

Delinquent taxes for the fiscal years 1996-1997, 1997-1998 and 1998-1999 and Delinquent South Suburban Sanitary Sewer Assessments, which the Grantee hereby agrees to assume and pay in full.

Trust Deed Recorded May 12, 1993 in Volume M93, page 10688, Microfilm Records of Klamath County, Oregon in favor of Oleta M. Sublette, Trustee of the Oleta M. Sublette Trust Under Agreement dated January 6, 1993 as beneficiary. The above named Grantee herein hereby agrees to assume and pay in full the Trust Deed described above.

**ALSO SUBJECT TO:**

Trust Deed Recorded December 30, 1993 in Volume M93, page 35504, Microfilm Records of Klamath County, Oregon in the Amount of \$50,000.00 in favor of Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, as Beneficiary.

and Trust Deed Recorded February 11, 1994 in Volume M94, page 4709, Microfilm Records of Klamath County, Oregon in the Amount of \$33,300.00 Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, as Beneficiary.

and Trust Deed Recorded January 16, 1996 in Volume M96, page 1236, Microfilm Records of Klamath County, Oregon in favor of Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, as Beneficiary.

The above named Grantee DOES NOT agree to assume nor pay the above named Trust Deeds and the Grantor agrees to hold the Grantee harmless therefrom.

State of Oregon, County of Klamath  
Recorded 9/17/99, at 3:28 p.m.  
In Vol. M99 Page 37199  
**Linda Smith,**  
County Clerk Fee \$ 35<sup>00</sup>