

03 APR 8 PM 12:29

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ACHIM & ARLETTE BASSLER
5510 VALLEY VIEW LANE
KLAMATH FALLS, OREGON 97601
ACHIM BASSLER, GRANTOR
BASSLER FAMILY TRUST DATED 3/31/03, TRUSTEES
5510 VALLEY VIEW LANE
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,
County of _____ } ss.

After recording, return to (Name, Address, Zip):
JAMES H. SMITH, ATTORNEY
711 BENNETT AVE.
MEDFOD, OREGON 97504

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise, send all tax statements to (Name, Address, Zip):
ACHIM BASSLER
ARLETTE BASSLER
5510 VALLEY VIEW LANE
KLAMATH FALLS, OREGON 97601

State of Oregon, County of Klamath
Recorded 04/08/2003 12:29 Pm.
Vol M03 Pg 21772-73
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ACHIM BASSLER AND ARLETTE BASSLER AKA
ARLETTE J. BASSLER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ****

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:

**** ACHIM BASSLER AND ARLETTE BASSLER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BASSLER FAMILY TRUST DATED MARCH 31, 2003, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(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):

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 \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. consideration.

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 on MARCH 31, 2003; 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.

ACHIM BASSLER

ARLETTE BASSLER

STATE OF OREGON, County of KLAMATH) ss.
This instrument was acknowledged before me on MARCH 31, 2003

by ACHIM BASSLER AND ARLETTE BASSLER

This instrument was acknowledged before me on

by
as
of



Notary Public for Oregon JAMES H. SMITH
My commission expires 10/31/2003

EXHIBIT "A"

PARCEL 1: (5510 Valley View Lane, Klamath Falls)

Lot 9, Block 6, Tract No. 1016, GREEN ACRES, in the County of Klamath, State of Oregon. Account No. R493013

PARCEL 2: (Restaurant)

Lots 77, 78, 79 and 80, of BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3: (Parking Lot)

Lots 81, 82, 83 and 84 of BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the 40 foot private service road easement lying adjacent to the above Lots.

Tax Account No. 3909-003AD-01600

PARCEL 4: (3930-3938 Shasta Way, Klamath Falls)

Lot 2, Block 2, BRYANT TRACTS, in the County of Klamath, State of Oregon. Account No. R524472.

PARCEL 5: (738, 740, 742 & 744 W. Oregon Avenue, Klamath Falls)

Lots 4 and 5, Block 10, BUENA VISTA 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. TOGETHER WITH that portion of vacated Oregon Avenue adjacent to said Lots 4 and 5.

Tax Account #3809-019CD-09500 Key # 175269

Tax Account #3809-019CD-09600 Key #175250 *mm*