

05 JUN 20 PM3:16



mtc-69215 m

Vol M05 Page 46070

State of Oregon, County of Klamath
Recorded 06/20/05 3:16 p m
Vol M05 Pg 46070
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RES

After recording return to:

John Girtman

P O Box 217

Merrill, OR 97633

Until a change is requested all
tax statements shall be sent to
The following address:

John Girtman

P O Box 217

Merrill, OR 97633

Escrow No. MT69215-TM

STATUTORY WARRANTY DEED

California Oregon Seed, Inc, a California Corporation, Grantor(s) hereby convey and warrant to **John Girtman and Meachell Girtman, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 1 through 13, inclusive, Block 1, MIDLAND SECOND ADDITION,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3908-036DB-00100-000

Key No: 502940

Tax Account No: 3908-036DB-00200-000

Key No: 502959

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: STATE TAX LIEN FOR THE AMOUNT HEREIN STATED, PLUS INTEREST AND STATUTORY CHARGES:

WARRANT NO: 85809

RECORDED: MARCH 9, 2005

VOLUME: M05, PAGE 15551, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

AMOUNT: \$941.53 PLUS INTEREST, IF ANY

DEBTOR: MEACHELL R. GIRTMAN AND JOHN D. GIRTMAN, INDIVIDUALLY AND DOING BUSINESS AS J & M TRUCK REPAIR

CREDITOR: STATE OF OREGON, EMPLOYMENT DEPARTMENT

The true and actual consideration for this conveyance is **\$100,000.00**.

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 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.

Dated this 16 day of Dec 05.

California Oregon Seed, Inc., a California corporation

BY: [Signature]
James S. Camp, President

STATE OF CALIFORNIA

COUNTY OF Karn ss.

On 16 - 16, 2005 before me, Helen B. Suhajda, Notary Public personally appeared James S. Camp as President of California Oregon Seed, Inc., a California corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



2/10 com