

WARRANTY DEED

We, CHESTER R. HASTINGS and SHIRLEY A. HASTINGS, husband and wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell and convey unto CARMEN L. NEGRON and JUAN MALDONADO, as tenants in common, hereinafter referred to as "Grantees", their heirs, successors and assigns, all that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The Southeasterly 60 feet of Lot 6 in Block 43 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southwest corner of Lot 6; thence East along Jefferson Street 52.1 feet; thence North along the line between Lots 6 and 7 in said Block 60 feet; thence West and parallel to Jefferson Street 52.1 feet to the East line of Fifth Street; thence South along the said line of Fifth Street 60 feet to the place of beginning.

SUBJECT TO:

Contracts or liens for irrigation or drainage, reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

SUBJECT TO:

Trust Deed, including the terms and provisions thereof, dated January 7, 1972, recorded January 19, 1972, in M-72 at page 632, given to secure the payment of \$12,200.00 with interest thereon and such future advances as may be provided therein, executed by Chester R. Hastings and Shirley A. Hastings, husband and wife, to Transamerica Title Insurance Co., trustee for beneficiary Commonwealth, Inc., an Oregon Corporation.

Grantors hereby covenants to and with Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those above stated, and that Grantors will warrant and forever defend the above granted 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 is \$13,310.58.

2379

IN WITNESS WHEREOF, the Grantors have executed this
instrument this 11th day of August, 1972.

Chester R. Hastings
Chester R. Hastings

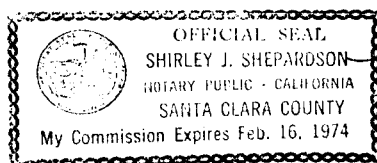
Shirley A. Hastings
Shirley A. Hastings

STATE OF OREGON
STATE OF CALIFORNIA,

County of Santa Clara

On August 11, 1972 before me, the undersigned, a Notary Public in and for said County and State personally
appeared CHESTER R. HASTINGS AND SHIRLEY A. HASTINGS

known to me to be the person S. whose name s are subscribed to the within instrument and acknowledged that they executed
the same.



ACKNOWLEDGMENT—GENERAL
VTC-126

My commission expires: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of HAROLD M. SLIGER
this 7th day of March A. D., 19 73 at 11:01 o'clock AM., and duly recorded in
Vol. M 73 of DEEDS on Page 2378

FEE \$ 4.00

WM. D. MILNE, County Clerk

By Harold M. Sliger

Rev. Harold M. Sliger atty
203 - W 1st St. Suite 205
Albany Ore 97321
WARRANTY DEED

CP 403