

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GONZALO H. EQUIHUA, a widower,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LONNIE HEFNER and NORMA R. HEFNER, husband and wife, as joint tenants, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors, and assigns, that certain real property, with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to wit:

Lot 24 in Block 54 of KIAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,
Plat No. 2, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT Taxes for 1975-76 which are now a lien but not yet payable; Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00.~~
(The sentence between the symbols " " if not applicable, should be deleted. See CRS 93.000.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of July, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Gonzalo H. Equihua
GONZALO H. EQUIHUA

(If executed by a corporation,
affix corporate seal)

STATE OF CALIFORNIA
County of SAN DIEGO

Personally appeared the above named
Gonzalo H. Equihua

and acknowledged the foregoing
to be his voluntary act and deed.

Before me,
(OFFICIAL SEAL)
Notary Public for California
My commission expires 12/22/78

STATE OF OREGON, County of
Klamath

Personally appeared



VIRGINIA E. BOWEN
Notary Public for Oregon
My commission expires Dec. 22, 1978

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,
Notary Public for Oregon
My commission expires

Gonzalo H. Equihua
387 Date Street
Chula Vista, Ca. 92011

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Lonnie Hefner
1503 Acheson Street
San Diego, Ca. 92111

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Lonnie Hefner
1503 Acheson Street
San Diego, Ca. 92111

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Lonnie Hefner
1503 Acheson Street
San Diego, Ca. 92111

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of AUGUST, 1975, at 3:45 o'clock PM., and recorded in book E 75 on page 9360 or as file/reel number 3703

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. BILKE

By Hazel Drake Deputy
Recording Officer

FEE \$ 3.00