19.63

14657 Val. 176 Page

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MARCELO P. EDRALIN and NELLIE H. EDRALIN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES CHAN and MARY P. CHAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit:

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To Have and to Hold the same unto the said grantee and grantee's meirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and 5 grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except easements and restrictions of record or apparent on the face of the land, and that grantor 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, stated in terms of dollars, is Two Thousand Dollars (\$2,000.00).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this <u>l6th</u> day of September, 1976.

arcelo P. EDRALIN

STATE OF CALIFORNIA

SS COUNTY OF LOS ANGELES)

Nellie H. Edrale.

On September <u>16th</u>, 1976, personally appeared the above named MARCELO P. EDRALIN and NELLIE H. EDRALIN, and acknowledged the fore-going instrument to be their voluntary act and deed.

ATTNESS my hand and official seal OFFICIAL SEAL RUTH CAMP LOS ANGELES COUNTY My comm. expires AUG 17, 1980

Notary Public for the State of California.

Recorded at Request of:

Tapes -

12.257 777.57

3.00

After recording return to: Mr. and Mrs. Charles Chan 12363 - 185th Street Cerritos, California 90701 STATE OF OREGON; COUNTY OF KLAMATH; 55.

Filed for record at request of <u>Charles Chan</u> this __20th day of <u>September</u>____A, D. 19.76 of 9:27 A, duly recorded in Vol. <u>M76</u>, of <u>Deeds</u> page 14657

W. D. MILNE, County Clarks By acathy de Caro

fee \$3.00



