

1963

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## 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:

Lot 11, Block 24, Fourth Addition,  
Klamath River Acres, according to  
the official plat thereof on file in the  
records of Klamath County, Oregon.

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

And said grantor hereby covenants to and with said 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 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 16th day of September, 1976.

*Marcelo P. Edralin*  
MARCELO P. EDRALIN

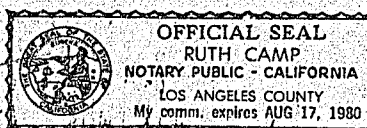
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

*Nellie H. Edralin*  
NELLIE H. EDRALIN

On September 16th, 1976, personally appeared the above named MARCELO P. EDRALIN and NELLIE H. EDRALIN, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and official seal.

*Ruth Camp*  
Notary Public for the State of  
California.



Recorded at Request of:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

After recording return to:  
Mr. and Mrs. Charles Chan  
12363 - 185th Street  
Cerritos, California 90701

Filed for record at request of Charles Chan  
this 20th day of September A. D. 1976 at 9:27 A.  
duly recorded in Vol. M76, of Deeds page 14657

Wm D. MILNE, County Clerk

By *Sarahy De Vera*

fee \$3.00

76 SEP 20 AM 9 27

3.00