

KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON, TRUSTEE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gilbert Nunez and Ana Maria Nunez husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 148, Block 1 of Sun Forest Estates, as per map recorded in the Office of the County Recorder, Klamath County, Oregon

Free and Clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,995.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 17 day of December, 1976, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

ss.

19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

FIRST NATIONAL BANK OF OREGON, TRUSTEE

Joseph C. Cander, Assistant Vice President

Helen J. Bird, Assistant Cashier

STATE OF OREGON, County of Multnomah, ss.

December 17, 1976

Personally appeared Joseph C. Cander

Helen J. Bird

and \_\_\_\_\_

each for himself and not one for the other, did say that the former is the

Assistant Vice president and that the latter is the

Assistant Cashier, Secretary of First

National Bank of Oregon, a corporation;

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in behalf

of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8/03/79

(OFFICIAL SEAL)

First National Bank of Oregon

P.O. Box 3131

Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gilbert Nunez

5311 Baltimore St.

Los Angeles, California 90042

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Gilbert Nunez

5311 Baltimore St.

Los Angeles, CA 90042

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Gilbert Nunez

(as above)

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument

was received for record on the

27th day of JANUARY, 1977,

at 2:17 o'clock P.M., and recorded

in book M 77 on page 1553 or as

file/reel number 24711

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By \_\_\_\_\_ Deputy

FEE \$ 3.00

CR300