

1967/50

KNOW ALL MEN BY THESE PRESENTS, That **ALEJANDRO A. HERNANDEZ and FONDA A. HERNANDEZ**, husband and wife, 3747 Arrusa St., San Diego, California 92154, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PAUL A. COLLIER**, single, 3455 Agosto St., San Diego, California 92154,

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:

TOWNSHIP 36 South, Range 10 East, W.M.

Section 20: Northwest 1/4 of Southeast 1/4. (40 acres)

This conveyance is made subject to easements, rights of way of record, those apparent on the land and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land laying west, of, adjoining and parallel to the easterly boundary.

(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 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 as hereinabove set forth

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 \$ **8000.00**
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural
WITNESS grantor's hand this **22nd** day of **May**, 19 **73**

[Signatures: Alejandro Hernandez, Fonda A. Hernandez, Paul A. Collier]
STATE OF OREGON, County of **San Diego** ss. **May 22**, 19 **73**
Personally appeared the above named **individuals**

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

(OFFICIAL SEAL) **JACK L. SALTS**
NOTARY PUBLIC
PRINCIPAL OFFICE
SAN DIEGO CO., CALIF.
My Commission Expires April 2, 1977

Before me: *[Signature: Jack L. Salts]*
Notary Public for Oregon **California**
My commission expires **April 2, 1977**

NOTE—The sentence "My Commission Expires April 2, 1977" should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ALEJANDRO A. HERNANDEZ and FONDA A. HERNANDEZ

TO

PAUL A. COLLIER

AFTER RECORDING RETURN TO

[Signature: Paul Collier]
3205-Western Ave
Orange, Texas
77630

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of **Klamath** ss.

I certify that the within instrument was received for record on the **8** day of **July**, 19 **83** at **10:34** o'clock A.M., and recorded in book **M83** on page **10808** or as filing fee number **25506**, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn
Klamath County Clerk Title
By *[Signature: Evelyn Biehn]* Deputy

4.00 fee