

1-1-74

K-36673

## WARRANTY DEED



**KNOW ALL MEN BY THESE PRESENTS, That**  
**Jack R. Sunkes**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
**Gil Zavala**

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 23 Block 36 First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

"This Instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or County planning department to verify approved uses."

(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

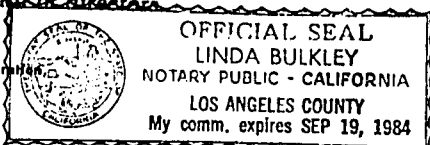
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 14th day of November, 1983; 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 corporate officer, affix corporate seal)



*Jack R. Sunkes*  
 Jack R. Sunkes

STATE OF ~~TEXAS~~ CALIFORNIA }  
 County of Los Angeles } ss.  
 November 14, 1983

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
**Jack R. Sunkes**

Personally appeared \_\_\_\_\_ and  
 \_\_\_\_\_ who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 \_\_\_\_\_ president and that the latter is the  
 \_\_\_\_\_ secretary of \_\_\_\_\_

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

\_\_\_\_\_ 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 be-  
 half 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:  
 (OFFICIAL SEAL) *Linda Bulkley*

Notary Public for Oregon  
 My commission expires: 9/19/84

Before me:  
 Notary Public for Oregon  
 My commission expires:

(OFFICIAL SEAL)

**Jack R. Sunkes**  
 300 Honolulu Ave #2  
 La Crescenta, Ca. 91214  
 GRANTOR'S NAME AND ADDRESS

**Gil Zavala**  
 3737 El Moreno  
 La Crescenta Calif. 91214  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
 Same

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.  
 County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 24th day of February, 1984,  
 at 1:21 o'clock AM., and recorded  
 in book/reel/volume No. MS4 on  
 page 2917 or as document/fee/file/  
 instrument/microfilm No. 33544,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

**Evelyn Biehn**, County Clerk  
 NAME TITLE

Fee: \$4.00 By *Theresa Smith* Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE