

KNOW ALL MEN BY THESE PRESENTS, That

LAWRENCE S. RUIZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRANK D. RUIZ and CARMAN SANCHEZ RUIZ, 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 10 and the Southerly 2 feet of Lot 9 in Block 7 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, together with that portion of vacated Oregon Avenue lying Southerly of Lot 10, 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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 39,592.35

However, the actual consideration consists of or includes the property or value given or promised which is the whole consideration (the whole value) (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 29th day of November, 1984; 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)

LAWRENCE S. RUIZ

STATE OF OREGON,) ss.

County of Klamath

November 21, 1984

Personally appeared the above named

LAWRENCE S. RUIZ

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.

November 21, 1984

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Lawrence S. Ruiz

2995 Old Fort Road
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Frank D. Ruiz & Carman Sanchez Ruiz

2669 So. King Rd.
San Jose, CA 95122

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1984, at o'clock M., and recorded in book on page or as file/reel number

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

23702

72162

19763

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 11, 1980

Recorded: March 11, 1980

Volume: M80, page 4671, Microfilm Records of Klamath County, Oregon

Amount: \$41,800.00

Mortgagor: Lawrence S. Ruiz

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees named on the reverse hereby agree to assume and pay in full the above described mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 23rd day of November A.D. 19 84 at 1:46 o'clock A.M., and

duly recorded in Vol. M84, of Deeds on Page 19762

EVELYN BIEHN, County Clerk

By Bernetha J. Helock

Fee \$8.00

Index 1.00