

50525

WARRANTY DEED

DAVID A. MILBRATH and JOAN C. MILBRATH

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN FONSECA and DEBRA FONSECA, 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 5, Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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

shown on the reverse of this deed and those of record and 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 \$ 79,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

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 3<sup>rd</sup> day of June, 1985; 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)

David A. Milbrath

Joan C. Milbrath

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath

Personally appeared the above named

David A. Milbrath and

Joan C. Milbrath

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/85

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

David A. &amp; Joan C. Milbrath

GRANTOR'S NAME AND ADDRESS

Alan Fonseca &amp; Debra Fonseca

820 Pacific Terrace

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1985,

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

22901 10087  
SUBJECT TO:

10087

1. Sewer and water use charges, if any, due to the city of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 21, 1974

Recorded: May 22, 1974

Volume: M74, page 6373, Microfilm Records of Klamath County, Oregon

Amount: \$32,000.00

Grantor: David A. Milbrath and Joan C. Milbrath, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings & Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full.

"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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 1st day of July A. D. 1985 at 2:09 o'clock P M., and  
duly recorded in Vol. M85, of Deeds on Page 10086

By EVELYN BJEHN, County Clerk  
[Signature]

Fee: \$9.00