

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 13344

JOE M. HIDALGO and ELEANOR R. HIDALGO, husband and wife
convey(s) to DARREL D. DEUEL and JANET L. DEUEL, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 2, Block 2, SUNBURST ESTATES, in the County of Klamath, State of Oregon.

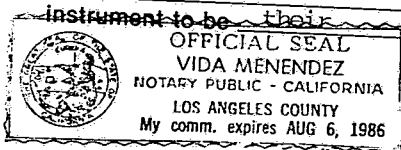
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 20,000.00. *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)° (Delete between symbols; if not applicable. See ORS 93.030)
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of August, 19 85.

CALIFORNIA
STATE OF OREGON, County of Los Angeles ss.
August 15, 19 85.

Personally appeared the above named Joe M. Hidalgo and Eleanor R. Hidalgo and acknowledged the foregoing voluntary act and deed.



Before me:

Vida Menendez
Notary Public for California
My Commission Expires: 8/6/86

Joe M. & Eleanor R. Hidalgo

GRANTOR'S NAME AND ADDRESS

Darrel D. & Janet L. Deuel

GRANTEE'S NAME AND ADDRESS

After recording return to:

Darrel D. & Janet L. Deuel

9430 Butterfly Lane

Elk Grove, Calif. 95624

NAME, ADDRESS, ZIP

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

Darrel D. & Janet L. Deuel

9430 Butterfly Lane

Elk Grove, Calif. 95624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Right of way, including the terms and provisions thereof, given by Lotella Lang Moore to the United States of America (affects the N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 10, Township 35 South, Range 9 East of the Willamette Meridian) recorded January 11, 1957 in Volume 12 at page 318, Miscellaneous Records of Klamath County, Oregon.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunburst Estates.

3. Subject to rules and regulations of Fire Patrol District.

4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Joe M. Hidalgo and Eleanor R. Hidalgo
 Trustee : Mountain Title Co.
 Beneficiary : Henry T. Holman
 Dated : January 20, 1978
 Recorded : February 7, 1978
 Book : M-78
 Page : 2215
 Amount : \$10,820.00

The above trust deed was assigned by instrument

Recorded : September 29, 1982
 Book : M-82
 Page : 12991

To : An undivided $\frac{1}{2}$ interest to Patricia R. Holman,
 which Trust Deed Grantees herein do not assume nor agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
 of August A.D., 19 85 at 4:01 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 13344

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk

Patricia R. Holman