



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

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: all that real property situated in the

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)

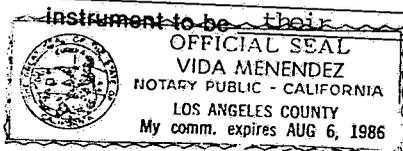
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of August, 19 85.

X Joe M. Hidalgo
Eleanor R. Hidalgo

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 instrument to be their voluntary act and deed.



Before me: [Signature]
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, ss.
County of _____
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.
By _____ Deputy

1985 AUG 22 PM 4 01

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

By Evelyn Biehn, County Clerk
Paul Smith