

61142

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Ruben Salas

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

Rudolph Cisneros, 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:

The East $\frac{1}{2}$ of South $\frac{1}{2}$ of South $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

This conveyance is subject to: rights and reservations common to the area, ingress and egress of adjoining properties, reservations and restrictions of record, easements and rights-of-way of record and those apparent on the land.

(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 \$1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 1st day of MAY, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF CALIFORNIA)
County of Orange) ss.
MAY 1, 1986

Personally appeared the above named RUBEN SALAS

and acknowledged the foregoing instrument as his voluntary act and deed.

Before me:

Notary Public for CALIFORNIA

My commission expires: DEC. 20, 1988

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____

_____ 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.

OFFICIAL SEAL
MARY ANN SYLVESTER
NOTARY PUBLIC - CALIFORNIA
My Commission Expires Dec. 20, 1988

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Ruben Salas

20261 Lighthouse Lane

Huntington Beach, Ca. 92646

GRANTOR'S NAME AND ADDRESS

Rudolph Cisneros

21551 Brookhurst #208

Huntington Beach, Ca. 92646

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rudolph Cisneros

21551 BROOKHURST APT. 208

HUNTINGTON BEACH, CALIFORNIA 92646

NAME, ADDRESS, ZIP

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

Rudolph Cisneros

21551 BROOKHURST APT. 208

HUNTINGTON BEACH, CALIFORNIA 92646

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 1986, at 12:36 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7903 or as fee/file/instrument/microfilm/reception No. 61142, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee: \$10.00