

KNOW ALL MEN BY THESE PRESENTS, That FIRST SERVICE CORPORATION OF SOUTHERN OREGON, an Oregon Corporation and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANK X. HERNANDEZ AND RENEE R. HERNANDEZ, husband and wife, hereinafter called 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:

A parcel of land located in portions of Lots 1 and 2, Block 47 Buena Vista and a vacated portion of Oregon Avenue, being more particularly described as follows: Beginning at a 1/2 inch iron pin being N 05°11'52" E 110.00 feet from the Southwest corner of said Lot 2; thence from the point of beginning S 87°49'06" E 143.47 feet to a point on the East line of said Lot 1; thence N 17°43'55" E along the said East line 35.56 feet to a point on the South right of way line of a vacated portion of Oregon Avenue; thence N 11°00'21" W 20.29 feet to a point; thence along a 20.00 foot radius curve to the left (=88°17'33", L.C. = N 56°09'18" W 27.86 feet) 30.82 feet to a point; thence along a 632.96 foot radius curve to the right (=11°05'41", L.C. = S 85°14'45" W 122.37 feet) 122.56 feet to a point; thence S 05°11'52" W 53.86 feet to the point of beginning, containing 0.20 acres, more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(Over)

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 those above set forth

will warrant and forever defend the above granted 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 \$ 49,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, on October 26, 1982.

(SEAL)

First Service Corporation of Southern Oregon

By James D. Bocchi President
By Mary Bothwell Secretary

STATE OF OREGON, County of Klamath, ss: Personally appeared James D. Bocchi and Mary Bothwell, October 26, 1982, 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 First Service Corporation of Southern Oregon, 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)

Before me: Ruth Owens
Notary Public for Oregon
My commission expires: 5-14-84

NOTE—The sentence between the symbols [] , if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

CORPORATION
First Service Corporation

TO

Frank X. & Renee R. Hernandez

AFTER RECORDING RETURN TO

Frank X. & Renee R. Hernandez
316 W. Oregon Avenue
Klamath Falls, OR 97601

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 on page or as filing fee number , Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
Deputy

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES WHERE
USED.)

No.

15468

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 27th day
of August A.D., 19 86 at 3:03 o'clock P M., and duly recorded in Vol. M86,
of _____ Deeds on Page 15467.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ram Smith