

65947

KNOW ALL MEN BY THESE PRESENTS, That

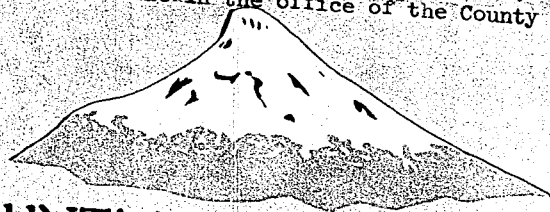
WARRANTY DEED
MTC-17000-KVol. M80 Page 16600

husband and wife

ERNEST V. ZEPEDA and LENA MAE ZEPEDA,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY O. HOWARD and VINCENE L. HOWARD, 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 6, Block 65, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"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."

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 of record and those 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 \$ 6,000.00

the whole of the above described premises, together with the improvements thereon, is hereby conveyed to the grantee, and the grantor warrants that the same is free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

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 28th day of September, 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.

(If executed by a corporation, affix corporate seal)

SEE SIGNATURES WITNESSED ON REVERSE
STATE OF ~~OREGON~~ CALIFORNIA } ss.

County of _____
September _____, 1986

Personally appeared the above named
ERNEST V. ZEPEDA and LENA MAE ZEPEDA

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Ernest V. Zepeda & Lena Mae Zepeda
3109 Montgomery Drive
Santa Rosa, CA 95405

GRANTOR'S NAME AND ADDRESS

Henry O. Howard & Vincene L. Howard
Rt. 2 Box 207
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Ernest V. Zepeda
ERNEST V. ZEPEDA

Lena Mae Zepeda
LENA MAE ZEPEDA
STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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 file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

To Whom it may Concern:

16601

I Wanda E. Zepeda
3109 Montgomery Dr
Santa Rosa, California 95405
(707) 575-0427

Have witnessed the signature
of Lena Mae Zepeda on September
8, 1986

Wanda E. Zepeda
September 8, 1986

I have also witnessed the
signature of Ernest V. Zepeda
September 8, 1986.

Wanda E. Zepeda

Sep 8, 1986

I Orben (Ted) Zepeda
Witnessed the signature
of Ernest V. Zepeda

X O.V. Zepeda
September 8, 1986

I Orben (Ted) Zepeda
Witnessed the signature
of Lena Mae Zepeda

September 8, 1986

X O.V. Zepeda

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 15th day of Sept. A.D. 19 86
at 12:08 o'clock P. M. and duly recorded
in Vol. 186 of Deeds Page 16600
By Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00