

70288

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALBIE LONGUEIRA and CARMEN LONGUEIRA,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBIE GARY LONGUEIRA, 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 Easterly 280 feet of Lot 5, Block 8, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress over the Northerly 30 feet of the Westerly 355.11 feet of said Lot 5, Block 8.

SUBJECT TO: All liens and encumbrances of record, including existing Trust Deed in favor of Klamath First Federal Savings & Loan Association, which buyer herein agrees to assume and pay in full, and further agrees to hold seller harmless therefrom.

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 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 \$ 36,386.95

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentences 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 12th day of January, 1987; 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.

Albie Longueira

Carmen Longueira

STATE OF OREGON, County of _____) ss.

, 19____.

Personally appeared _____ 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

1/12, 1987.

Personally appeared the above named

Albie Longueira &

Carmen Longueira

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

8/16/88

ALBIE LONGUEIRA & CARMEN LONGUEIRA

GRANTOR'S NAME AND ADDRESS

ALBIE GARY LONGUEIRA

PO Box 587
KENO, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of January, 1987, at 1:19 o'clock PM., and recorded in book M87 on page 497 or as file/reel number 70288,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

By Pam Smith Recording Officer

Deputy

Fee: \$10.00

87 JAN 12 PM 1 19