

70702

WARRANTY DEED
MC-17425-K Vol. M87 Page 1143

KNOW ALL MEN BY THESE PRESENTS, That FRANK D. RUIZ and CARMEN SANCHEZ RUIZ, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK SANCHEZ RUIZ and SIN. CHA RUIZ, 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 10 and the Southerly 2 feet of Lot 9 in Block 7 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, together with that portion of vacated Oregon Avenue lying Southerly of Lot 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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~~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 all 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 \$ 39,482.07

~~GRANTOR EXPRESSES HEREBY THAT THE ABOVE STATED CONSIDERATION IS THE FULL AND FAIR COMPENSATION FOR THE PROPERTY TRANSFERRED, AND THAT NO OTHER CONSIDERATION IS BEING OR HAS BEEN OFFERED OR AGREED UPON.~~ (The sentence between the symbols ①, 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 17 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.

(If executed by a corporation, affix corporate seal)

FRANK D. RUIZ

Carmen Sanchez Ruiz

STATE OF OREGON, CALIFORNIA
County of Santa Clara ss.
January 17, 1987.

Personally appeared the above named
FRANK D. RUIZ and CARMEN SANCHEZ
RUIZ.

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

Before me:
(OFFICIAL SEAL)
Aurora D. Martinez
Notary Public for California
My commission expires: 6/30/88

STATE OF OREGON, County of Klamath ss.

OFFICIAL SEAL
Personally appeared
AURORA D. MARTINEZ
NOTARY PUBLIC CALIFORNIA
for the County of SANTA CLARA
My Commission Expires June 30, 1988
and acknowledged said instrument to be its voluntary act and deed.

COMMISSION NO. 632402

and acknowledged said 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:

Frank D. Ruiz & Carmen Sanchez Ruiz
2669 S. King Rd.
San Jose, CA 95122

GRANTOR'S NAME AND ADDRESS

Frank Sanchez & Sin. Cha Ruiz
2505 Bly Street
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of January, 1987, at 11:31 o'clock AM., and recorded in book M87 on page 1143 or as file/reel number 70702, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Jean Smith* Deputy