

78181

MTC-10649-P

KNOW ALL MEN BY THESE PRESENTS, That JOAN SAN MIGUEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 JESSE K. DuBOSE & JUDY DuBOSE, husband and wife

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 2 in Block 42 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 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 \$ 28,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00.~~

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 3rd day of August, 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.

Joan San Miguel  
 Joan San Miguel

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON, Texas

County of BEXAR

AUG 3, 1987

Personally appeared the above named  
 Joan San Miguel

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

(OFFICIAL SEAL)

JOEL MARTIN

Notary Public for Oregon, Texas

My commission expires: 10-19-89

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_  
 Personally appeared \_\_\_\_\_, and  
 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 be-  
 half 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: \_\_\_\_\_

JOAN SAN MIGUEL

GRANTOR'S NAME AND ADDRESS

JESSE K. DuBOSE & JUDY DuBOSE

PT 2 Box 97 Bonanza OR 97623

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, } ss.

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 17th day of August, 1987.,  
 at 9:09 o'clock A.M., and recorded  
 in book M87 on page 14719 or as  
 file/reel number 78181

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

By \_\_\_\_\_ Recording Officer  
 Deputy

Fee: \$10.00