

TRANSAMERICA FINANCIAL SERVICES

California

(State of incorporation)

corporation, hereinafter called grantor, conveys to

MONICO V. RAMIREZ and MARIA V. RAMIREZ, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 5, Block 4, Tract No. 1087, FIRST ADDITION TO BANYON PARK, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 41,000.00 \*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 11th day of September, 1987.  
(Corporate Seal)By [Signature] President

By \_\_\_\_\_ Secretary

STATE OF OREGON, County of Klamath ) ss.

September 11, 1987.

Personally appeared John P. Ginter who, being duly sworn, did say that he is the Manager of Transamerica Financial Services 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

Notary Public for Oregon

My commission expires: 3-22-89

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (CORPORATION)

TO

After Recording Return to: &amp; Taxes:

Grantees

4614 Alpine

Klamath Falls, OR 97603

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title

Deputy

## EXHIBIT "A"

1. Taxes for the year 1987-88 are now a lien but not yet payable.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded December 23, 1974 in Book M-74 at page 16182.
4. Reservations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions, if any, based on race, color, religion or national origin. (Covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day  
of September A.D., 19 87 at 4:16 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 16558.

FEE \$14.00

Evelyn Biehn,  
By Ann Smith County Clerk