

OKA

80502

WARRANTY DEED

Vol. 1487 Page 187159

KNOW ALL MEN BY THESE PRESENTS, That LOIS PATRICIA JENKINS, DONNA JENKINS-REITAN AND LINDA LOUISE OSWALD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EFREN VALENCIA AND TERESA VALENCIA, 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:

Beginning at a point 140 feet South and 32.5 West of the corner common to Sections 15 and 16, 21 and 22, Township 33 South, Range 7½, EWM; thence West 169.4 feet; thence South 60 feet; thence East 182.7 feet; thence North 17° W. 62.7 feet to the point of beginning, excepting any portion thereof lying in the existing rights of way for Crater Lake Highway.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

Subject to easements and rights of way of record and apparent on the land 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 \$ 12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 15th day of October, 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.

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.

STATE OF OREGON,

County of Klamath
October 15, 1987

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 _____

Personally appeared the above named Donna Jenkins-Reitan & Lois Patricia Jenkins

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

Before me: _____

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-21-88

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Efren Valencia
2309 Home Avenue
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Efren Valencia
2309 Home Avenue
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

10-2-87 15 PM 2-01

Exhibit "A"

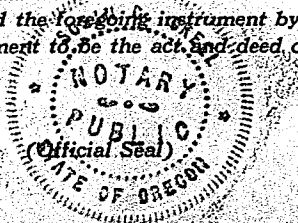
18716

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of KLAMATH } ss.

On this the 15TH day of OCTOBER, 1987 personally appeared DONNA JENKINS-REITAN who, being duly sworn (or affirmed), did say that She is the attorney in fact for LINDA LOUISE OSWALD and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Dusan C. Creel

(Signature)

My Commission expires 6-21-88

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 15th day of October A.D., 19 87 at 2:01 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 18715.

FEE \$15.00

Evelyn Biehn, County Clerk
By Pam Smith