

81103

WARRANTY DEED

Vol. M87 Page 19808
F. SIX AND SYLVIA L. SIX

KNOW ALL MEN BY THESE PRESENTS, That EVERETT F. SIX AND SYLVIA L. SIX, Trustees under November 14, 1984 Trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARLOS R. MORENO AND MARIA A. MORENO, 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 5, Block 12, First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence 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 26th 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, Calif.

County of Sonoma

October 26, 1987

EVERETT F. SIX, TRUSTEE
SYLVIA L. SIX, TRUSTEE
STATE OF OREGON, County of

Personally appeared

Personally appeared the above named
Everett F. Six, Trustee and
Sylvia L. Six, Trustee

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

(OFFICIAL SEAL)

Before me

Notary Public for Oregon

My commission expires:

May 15, 1991

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
J. M. PARKER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SONOMA COUNTY
My Commission Expires May 15, 1991

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Carlos R. Moreno
404 Mt. Whitney
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Carlos R. Moreno
404 Mt. Whitney
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of November, 1987, at 2:46 o'clock P.M., and recorded in book/reel/volume No. M87 on page 19808 or as fee/file/instrument/microfilm/reception No. 81103, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy