

K-40073

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

81591

WARRANTY DEED

Vol. M87

Page

20678

KNOW ALL MEN BY THESE PRESENTS, That

Nellie Fay Mueller

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Rito Delgado

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:

Commencing at the Southwest corner of said Lot 25, thence North 0° 20' East, 5.60 feet to the true point of beginning; thence South 88° 10' East, 87.79 feet; thence North 1° 11' East, 78.01 feet to the North boundary of the above described tract; thence North 48° 44' West along said boundary 117.69 feet, to the East boundary of Homedale Road; thence South 0° 20' West, 152.80 feet to the true point of beginning. Being a portion of Homedale Tract #25, 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 except those of record and those apparent on the land.

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,000.00. 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 ©, 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 13th day of November, 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

ss.

Nellie Fay Mueller by Clara Ann Lubke

Nellie Fay Mueller
Clara Ann Lubke POA

On this the 13th

day of

November

1987 personally appeared

who, being duly sworn (or affirmed), did say that She is the attorney in fact for
Nellie Fay Mueller
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.

(Official Seal)

Before me:

Commission Expires: 10-13-90

Nellie Fay Mueller

GRANTOR'S NAME AND ADDRESS

Rito Delgado

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE(Title of Officer)
STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 13th day of November, 1987, at 4:16 o'clock P.M., and recorded in book/reel/volume No. M87 on page 20678 or as fee/file/instrument/microfilm/reception No. 81591, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. M. Smith Deputy

Fee: \$10.00