ATE 31910

83968

Aspen TITLE & ESCROW, INC.

Vol. M88 Page 1489

WARRANTY DEED (INDIVIDUAL) CORPORATE

Veiga Const. Corp., a California corporation

convey(s) to Thomas C. Starrett, a married man, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the an undivided one-half (1/2) interest in and to Lots 12, 13, 14, and 15, less the southerly 9.68 feet, in Block 18 of the Second Railroad Addition to the City of Klamath Falls, Klamath County, Oregon

'88 FEB 2 AM 10 58

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 covenant(s) that grantor is the owner of the above described property free of all encumbrances ~~except~~ and that the herein grant includes, without limitation, all right, title and interest of the Grantor in and to the above-referenced premises and that the same are free and clear of lien,* and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

*encumbrance, lease, or license,

The true and actual consideration for this transfer is $11,323.00. ~~However the actual consideration consists of or includes other property or value given or promised which is~~ (indicate which) ~~(Delete if inapplicable. See ORS 93.030)~~ the whole part of the consideration

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of January, 19 88.

VEIGA CONST CORP.
a California corporation
By Fred W. Veiga
Fred W. Veiga, President

STATE OF OREGON, County of _____)ss.

_____, 19 ___.

Personally appeared the above named _____

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

Before me: _____

Notary Public for _____

My Commission Expires: _____

Veiga Const. Corp.
640 N. Tustin Ave., Suite 105
Santa Ana, CA 92705
GRANTOR'S NAME AND ADDRESS

Thomas C. Starrett
3200 Bristol St., Suite 700
Costa Mesa, CA 92626
GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas C. Starrett
3200 Bristol Street, Suite 700
Costa Mesa, CA 92626
NAME, ADDRESS, ZIP

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

Thomas C. Starrett
3200 Bristol Street, Suite 700
Costa Mesa, CA 92626
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE

By _____ Deputy

FORM 685-2.5M

1490

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On January 27, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred W. Veiga

known to me to be the President, ~~[illegible]~~ of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Barbara Gail Smith

Barbara Gail Smith
Name (Typed or Printed)

OFFICIAL SEAL
BARBARA GAIL SMITH
Notary Public California
Principal Office In
Orange County
My Comm. Exp. Aug. 12, 1989

(This area for official notarial seal)

Form 3002—(Corporation) First American Title Company

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 2nd day of February A.D., 19 88 at 10:58 o'clock A M., and duly recorded in Vol. M88, of Deeds on Page 1489.

FEE $15.00

Evelyn Biehn, County Clerk
By Pam Smith