

87959

## WARRANTY DEED

8750

MTY-19598 Val M88 Page

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. HILLIARD, SR. and LEORA C.

HILLIARD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. FERNANDEZ, a single man, 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:

## OREGON SHORES

Lot 39, Block 31, Tract 1184, OREGON SHORES, UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

Tax account #3507 017BC 06700

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

(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 a new First Deed of Trust, for \$10,000.00

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 \$13,500.00.

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②(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 28th day of March, 1988; 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.

(If executed by a corporation, affix corporate seal)

CALIFORNIA  
STATE OF OREGON } ss.  
County of Los Angeles  
April 4, 1988

Personally appeared the above named

\*Donald E. Hilliard, Sr. and Leora C. Hilliard\*

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

Before me:  
(OFFICIAL SEAL) Jeanne C. Davis  
Notary Public for Oregon  
My commission expires:

Donald E. Hilliard Sr.  
Donald E. Hilliard, Sr.

Leora C. Hilliard  
Leora C. Hilliard

STATE OF OREGON, County of ) ss.  
1988

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

HILLIARD

FERNANDEZ

GRANTOR'S NAME AND

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Michael A. Fernandez  
14419 Helwig Avenue  
Norwalk, Ca. 90650

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP



OFFICIAL SEAL  
JEANNE C. DAVIS  
Notary Public—California  
LOS ANGELES COUNTY

My Comm. Exp. Nov. 2, 1991

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of June, 1988, at 2:36 o'clock A.M., and recorded in book/reel/volume No. M88 on page 8750 or as document/fee/file/instrument/microfilm No. 87959, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE

By M. A. M. Deputy

Fee:\$8.00

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