FORM No 633-WARRANTY DEED (Individual or Corporate). OK 88044 WARRANTY DEED 32325 VUI. M88 Aspen TRANSAMERICA FINANCIAL SERV KNOW ALL MEN BY THESE PRESENTS, That. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MANUEL R. MENDOZA and PATRICIA A. MENDOZA, 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 ap-SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION (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 Those Set out in Exhibit "A" attached hereto 1 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 \$...30,000.00 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. 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 DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACCUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. TRANSAMERICA FINANCIAL) SERV STATE OF OREGON, STATE OF OREGON, County of ... Klamath 55. June . 19 88 County of Personally appeared John P. Ginter XXXXXXXXXXXXXXXXX who, being duly sworn, tor himself and hold Personally appeared the above named. Manager TRANSAMERICA FINANCIAL SERVICESand acknowledged the foregoing instruand that the seal attized to the foregoing instrument is the corporate and of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors yand, each of them acknowledged said instrument to be board of directors yand, each of ment to bevoluntary act and deed. corporation and that authority of its board of directors and each said corporation by authority of its board of directors and each knowledged said instrument to be its voluntary act and defa. Before me: Belore me (OFFICIAL SEAL) OFFICIAL landra Aa ndsa Notary Public for Oregon Notary Public for Oregon ON .: (My commission expires: My commission expires: 1-23-89 Transamerica Financial Services STATE OF OREGON. 707 Main Street Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDR County of Manuel R. Mendoza & Patricia A. Mendoz I certify that the within instruwas received for record on the P. O. Box 571 ment Tulelake, CA 97634 GRANTER'S NAME AND ADDRESS o'clockM., and recorded SPACE RESERVED After recording return to: in book/reel/volume No..... on FOR Manuel R. Mendoza & Patricia A. Mendoz RECORDER'S USE page or as fee/file/instrument/microfilm/reception No, P. 0. Box 571 Tulelake, CA 97634 Record of Deeds of said county. Witness my hand and seal of Until a change is requested all tax statements shall be sent to the following address. County affixed. Same as above NAME NAME, ADDRESS, ZIP By

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EXHIBIT "A"

8844

A portion of Lots 2 and 3, All Lot 4 and that portion of the East half of the vacated alley adjacent to said lots in Block 31, in the Town of Merrill, in the County of Klamath, State of Oregon, being more particularly described as follows:
Beginning at the Southeast corner of Lot 4, Block 31; thence centerline of a vacated alley; thence North along said centerline 108.30 feet; thence East 54.55 feet; thence North along said degrees 25' West 40.75 feet; thence East parallel to the South South along said East line to the Point of Block 31; thence North along said East line to the point of beginning.
SUBJECT TO:
Conditions, Restrictions as shown on the recorded plat of the Town of Merrill.

SS.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of <u>Aspen Title & Escrow</u>

A.D., 19 88 at <u>11:11 u</u> o'clock <u>A</u> M., and duly recorded in Vol. of <u>Deeds</u> day ____ on Page _____ 8843___ M88 FEE \$13.00 Evelyn Biehn County Clerk By Sernetha