

MAC 1976

89267

WARRANTY DEED

Vol. m88 Page 11165

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. ROSE and GLORIA N. ROSE, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH M. VALDEZ, an unmarried man and DOLORES VALDEZ, a single woman, not as tenants in *** 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 67, Block 32, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

***common, but with right of survivorship.
Parcel No. 3507-017BC 04000

"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 a new first Deed of Trust for \$13,000.00

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 \$14,000.00. 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 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 2nd day of May, 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)

Robert D. Rose

Gloria N. Rose

STATE OF OREGON } ss.
County of MAUI }
JUNE 20, 1988

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

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.

Notary Public for Oregon
My commission expires: _____

Personally appeared the above named
*Robert D. Rose and Gloria N. Rose
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: *Margaret McQuinn*
Notary Public for Oregon HAWAII
My commission expires: 4-27-91

ROSE
90 Eli Properties Co
18840 Ventura Blvd #25
Tarzana, CA 91356
VALDEZ
See below

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
R. Valdez and D. Valdez
11350 Barnwall Street
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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 14th day of July, 1988, at 4:47 o'clock P.M., and recorded in book/reel/volume No. M88 on page 11165 or as document/fee/file/instrument/microfilm No. 89267, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By *William J. Mullins* Deputy

Fee \$8.00