MOUNTAIN TITLE COMPANY

91381 MTC 20845-P WARRANTY DEED Vol M88 Page 14949

KNOW ALL MEN BY THESE PRESENTS, That YVONNE LEE MARSHALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESUS A. TALAMANTES & BEATRICE TALAMANTES, as tenants by the entirety, 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:

Lots 3 and 4, Block 20, NORTH KLAMATH FALLS ADDITION, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Southerly 28 feet of Lot 4.

Tax Account No. 3809-29BB-7500
3809-29BB-7400

'88 SEP 13 AM 10 45

MOUNTAIN TITLE COMPANY

"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."

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 apparent upon the land, if any, as of the dat of this deed, 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 ①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ②(The consideration for this conveyance is the exchange of real property pursuant to ORS 93.906)

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 September, 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.

Yvonne Lee Marshall
Yvonne Lee Marshall

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.
9/13, 1988

Personally appeared the above named Yvonne Lee Marshall and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Pamela J. Spencer
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 5/16/92

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 , 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Yvonne Lee Marshall
303 Iowa St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Jesus A. & Beatrice Talamantes
22106 Anchor Ave.
Carson, CA 90745
GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GRANTEE
NAME, ADDRESS, ZIP

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 13th day of Sept., 19 88, at 10:45 o'clock A M., and recorded in book M88 on page 14949 or as file/reel number 91381, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee $8.00

MOUNTAIN TITLE COMPANY