

KNOW ALL MEN BY THESE PRESENTS, That S. OMAR ZIA & MARIA J. ZIA,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS G. ARNOLDUSSEN & VALARIE J. ARNOLDUSSEN, husband & 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 4 of ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3809 020DB 01300

**in favor of State of Oregon, Director of Veterans' Affairs recorded September 15, 1981 as M81, page 16394 which the grantees assume and agree to pay.

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, covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with Mortgage** 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 \$ 65,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 20th day of October, 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)



CAROL MOTLEY
NOTARY PUBLIC
SAN LUIS OBISPO COUNTY
CALIFORNIA
My Commission Expires on August 3, 1995

S. Omar Zia
Maria J. Zia

CALIFORNIA
STATE OF OREGON, } ss.
County of SAN LUIS OBISPO
OCTOBER 20, 1988

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

Personally appeared the above named
S. Omar Zia & Maria J. Zia

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

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.

(OFFICIAL SEAL)

Before me
Carol Motley
Notary Public for California
My commission expires: 8-3-90

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

S. Omar Zia
1768 14th St.
2005 Osoos, CA 93402
GRANTOR'S NAME AND ADDRESS

Arnoldussen
2036 Eldorado
Klamath Falls- OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Arnoldussen
above address

NAME, ADDRESS, ZIP

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

DVA
previously instructed

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 21st day of Oct., 1988, at 3:25 o'clock P.M., and recorded in book M88 on page 17786 or as file/reel number 92958, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mullenbore Deputy

SPACE RESERVED
FOR
RECORDER'S USE