

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. WARD & MARY E. WARD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. NEGRETE & PATRICIA E. NEGRETE, husband and wife 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:

Government Lot 1 and 8 in Section 5, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a fourteen (14) foot easement more particularly described in Agreement for Easement recorded November 13, 1981 in Volume M81, page 19840, Microfilm Records of Klamath County, Oregon.

Tax Account No. 4011 00000 00300

# 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 date 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 \$120,000.00

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 14th 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)

*Kenneth E. Ward*  
Kenneth E. Ward

*Mary E. Ward*  
Mary E. Ward

STATE OF OREGON, }  
County of Klamath } ss.  
10/14 1988

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

Personally appeared the above named  
Kenneth E. Ward & Mary E. Ward

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.

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

Notary Public for Oregon  
My commission expires: 8-16-92  
*Emelyspena*

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

KENNETH E. WARD & MARY E. WARD  
Rt 2 Box 756 R - Weeber Rd  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS  
DAVID L. NEGRETE & PATRICIA E. NEGRETE  
25838 Lucille Ave.  
Lomita, CA 90717  
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

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of Oct., 1988, at 3:49 o'clock P.M., and recorded in book M88 on page 18316 or as file/reel number 93256, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pauline M. Mullins* Deputy

Fee \$8.00