

OK

93970

WARRANTY DEED

Vol. m88 Page 19447KNOW ALL MEN BY THESE PRESENTS, That Barbara P. Ruzicka, a single woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Julio Gonzales
and JoAnn Gonzales, 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-
 pertaining situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 112 of Pleasant Home Tracts NO. 2, Klamath County, Oregon,
 according to the duly recorded plat thereof now on file in the
 office of the County Clerk of Klamath County, Oregon.

Subject To:

Acres and use limitations under provisions of the United
 States Statutes and regulations issued thereunder.
 Contracts and/or liens for irrigation and/or drainage and to easements
 and rights of way of record and those apparent on the land.
 Regulations, liens, assessments and laws of the South Suburban
 Sanitary District.

Reservations contained in deed from C. W. Miller, a single
 man, to James Norris Sehorn et al, Vol. 161, page 551, Klamath County, Ore.

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 as noted above

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 \$ 12,500.00.
~~Flowever, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00.~~
~~the whole consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00.~~

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 19th 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.

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 ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Barbara P. Ruzicka

STATE OF OREGON,

County of Polk

ss.

October 19, 1988.

Personally appeared the above named

BARBARA P. RUZICKA

and acknowledged the foregoing instru-
 ment to be HER voluntary act and deed.

Before me,
Dorothy Riddle
 Notary Public for Oregon

My commission expires: 7-22-92

STATE OF OREGON, County of

ss.

Personally appeared

and

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 be-
 half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Barbara P. Ruzicka

16365 Ellendale Road

Dallas, Oregon 97338

GRANTOR'S NAME AND ADDRESS

Julio & JoAnn Gonzales

5201 Miller Avenue

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
 ment was received for record on the
 17th day of Nov., 1988,
 at 11:52 o'clock AM., and recorded
 in book/reel/volume No. M88 on
 page 19447 or as fee/file/instru-
 ment/microfilm/reception No. 93970,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$8.00

By Dorothy Riddle Deputy

88 NOV 17 AM 11 52