

94355

WARRANTY DEED

Vol. 2188 Page 20142

KNOW ALL MEN BY THESE PRESENTS, That DELORES DENBY & RALPH MCLEOD, not as tenants in common, but with the right of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JULIANA T. DIAZ, husband and wife

FRANK F. DIAZ &

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 14 in Block 14 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909 014CA 05300

**13, 1978 in Volume M78, Page 2674 in favor of Klamath First Federal Savings & Loan Association which the herein 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, reservations, those of record and apparent to the land as of the date of this deed, together with Trust Deed recorded February** 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 \$ 54,000.00.

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 28 day of November, 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)

Delores Denby

Ralph McLeod

STATE OF OREGON,

County of Klamath

November 28, 1988

Personally appeared the above named

Delores Denby & Ralph McLeod

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

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-16-92

STATE OF OREGON, County of Klamath

Personally appeared 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Denby & McLeod

7001 Rogue River Hwy #18 Grants Pass, OR 97527

GRANTOR'S NAME AND ADDRESS

Diaz

REI Box 234B Tulelake, CA 96134

GRANTEE'S NAME AND ADDRESS

After recording return to:

Diaz - above

NAME, ADDRESS, ZIP

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

Klamath First Federal

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of Nov., 1988, at 3:21 o'clock P.M., and recorded in book M88 on page 20142 or as file/reel number 94355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelendore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

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