

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M89 Page 2746

97077

MTL-20392 P

KNOW ALL MEN BY THESE PRESENTS, That GLENN E. SPULLER & MARGARET H. SPULLER,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOMAS R. TYQUIENGCO & VICTORIA S. N. TYQUIENGCO, 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:

Lot 8, Block 43, TRACT 1184- OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3507-18AA-5500

Subject to: Liens and encumbrances of record including Trust Deed recorded in Volume M79, page 12517, Microfilm Records of Klamath County, Oregon, which buyers herein DO NOT agree to assume and pay, and sellers further agree to hold buyers harmless therefrom.

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 \$ 16,000.00

~~By executing this deed, the grantor hereby warrants that the property described herein is not subject to any other property or value given or promised which is part of the whole consideration for this deed.~~

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 3th day of Feb., 1989; 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)

Glenn E. Spuller

Margaret H. Spuller

Margaret H. Spuller

STATE OF OREGON, County of) ss.

STATE OF OREGON,

County of Klamath

2/13 1989

Personally appeared the above named Glenn E. Spuller & Margaret H. Spuller

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/92

Notary Public for Oregon
My commission expires:

Glenn E. Spuller & Margaret H. Spuller
HC 30, Box 127A
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Tomas R. Tyquengco & Victoria S. N. Tyquengco
41 Boral Palm 3B Elm St
PBB-0077, CA 95620 mountain Home AFB
83648

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

I certify that the within instrument was received for record on the 14th day of Feb., 1989, at 8:58 o'clock A.M., and recorded in book M89 on page 2746 or as file/reel number 97077.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By *David M. Mueland* Deputy

Fee \$8.00

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