

MOUNTAIN TITLE COMPANY

97823

WARRANTY DEED

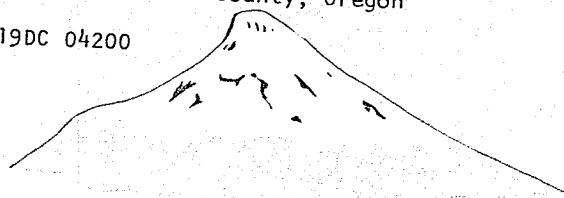
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KNOW ALL MEN BY THESE PRESENTS, That DAVID M. TORRES & JILL L. TORRES, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by INDEPENDENT EXCHANGE SERVICES, INC., a California Corporation, 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 10, Block 1, CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No 3809 019DC 04200



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.

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 \$ 48,900.00

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 February, 19 89; 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)

David M. Torres

Jill L. Torres

STATE OF OREGON,)
County of Klamath) ss.
February 28, 19 89

STATE OF OREGON, County of) ss.
February 28, 19 89

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

Personally appeared the above named David M. Torres & Jill L. Torres

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.

Before me: Charlene J. Tucker

Before me:

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 6-16-92

My commission expires:

Torres
2647 Chantel Ave
Klamath Falls, OR 97601

IES
180 The Embarcadero, Suite 500
San Francisco, CA 94105

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of March, 19 89, at 12:25 o'clock P.M., and recorded in book M89 on page 3967 or as file/reel number 97823, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Rachel M. McClendon Deputy

Fee \$8.00

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