

MOUNTAIN TITLE COMPANY

97823

WARRANTY DEED

Vol. M89 Page 3967

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 SERVICES, INC., a California Corporation INDEPENDENT EXCHANGE, 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. 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 \$ 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.

David M. Torres (Signature)

Jill L. Torres (Signature)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath February 28, 1989

STATE OF OREGON, County of Klamath, 19 89

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

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

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.

Notary Public for Oregon My commission expires: 6-16-92

Notary Public for Oregon My commission expires:

Torres 2647 Chantel Ave Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath

180 The Embarcadero, Suite 500 San Francisco, CA 94105

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.

After recording return to: IES above address

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

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

Evelyn Biehn, County Clerk Recording Officer By [Signature] Deputy

Fee \$8.00