

OK

98828

WARRANTY DEED

COPYRIGHT 1988 STEVEN N. FESS LAW FIRM, PC, 3271 AND 3272

Vol. m89 Page 5787

KNOW ALL MEN BY THESE PRESENTS, That Charles C. Brock

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ruben P. Lopez and/or Sharon B. Lopez, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 21, Block 30, Oregon Pines, as same as shown on plat filed June 30, 1969 duly recorded in the office of The County Recorder of said County.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1989-1990 and subsequent.
  - (2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
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

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 \$300.00.  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 3rd day of April, 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.

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.

California

STATE OF OREGON

County of San Diego } ss.  
19

Personally appeared the above named Charles C. Brock

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

Before me: Katherine J. Ackema  
(OFFICIAL SEAL) Notary Public for California  
My commission expires: 1-18-92

STATE OF OREGON, County of } ss.  
19

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 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: Katherine J. Ackema  
(OFFICIAL SEAL) Notary Public for California  
My commission expires: 1-18-92



Charles C. Brock  
304 Channel Lane  
Oceanside, Calif. 92054  
GRANTOR'S NAME AND ADDRESS

Ruben P. and/or Sharon B. Lopez  
1054 Half Dome Court  
Merced, Calif. 95340  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ruben P./Sharon B. Lopez  
1054 Half Dome Court  
Merced, Calif. 95340  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Ruben P. and/or Sharon B. Lopez  
1054 Half Dome Court  
Merced, Calif. 95340  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 6th day of April, 1989, at 11:41 o'clock A.M., and recorded in book/reel/volume No. M89 on page 5787 or as fee/file/instrument/microfilm/reception No. 98828. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee \$8.00

By \_\_\_\_\_ Deputy