

99363

**WARRANTY DEED**

ELIDA LEGGET

MTT-71246D  
KNOW ALL MEN BY THESE PRESENTS, That

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK FRAGA &  
MARY FRAGA, husband & wife, as tenants by the entirety \_\_\_\_\_, hereinafter  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise  
containing, situated in the County of Klamath \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lot 39, Block 1, BELLA VISTA - TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 007D1 01200

*"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.

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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 and 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

and demands of all persons whomsoever, except those claiming under the above described encumbrances, and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00

The true and actual consideration paid for this transfer, stated in terms of the dollar and cents, is \$100.00.

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 construing this deed and where the context so requires, the singular shall include the plural and vice versa.

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 17 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:

G. Linda Leggett  
G. Linda Leggett

Edna Legget

STATE OF OREGON,  
County of Klamath ss.  
April 17, 1989.

Personally appeared the above named \_\_\_\_\_  
Elida Legget \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ her voluntary act and deed.

(OFFICIAL SEAL) *Notary Public for Oregon*  
My commission expires: 6/16/92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_, 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 \_\_\_\_\_.

\_\_\_\_\_, 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.

(OFFICIAL

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 25th  
day of April, 19 89,  
at 9:14 o'clock A.M., and recorded  
in book M89 on page 6868 or as  
file/reel number 99363

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

Evelyn Biehn, County Clerk  
Recording Officer  
By Paula M. Mueland Deputy

Fee \$8.00

Legget  
4861 Laverne  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Fraga  
9098 LaLuna  
Fountain Valley, CA 92708

After recording return to:  
Fraga  
above address

NAME, ADDRESS, ZIP:

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

Eraga  
Above Address

NAME, ADDRESS, ZIP

**MOUNTAIN-TITLE COMPANY**