

99637

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MT-211100 Trustee of the LORENA ELIZABETH SCHMITZ Trust

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROLINA B. GOMEZ and SAMUEL P. GOMEZ, wife & husband, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lots 1 and 2 in Block 5 of CANAL ADDITION to the City of Klamath Falls, Oregon, also the Northwesterly one-half of that portion of vacated alley running through said Block 5 of Canal Addition adjacent to said Lot 2, according to the official plat thereof, records of Klamath County, Oregon

Tax Account No 3809 032AA 02700

"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 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.

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 \$35,000.00.

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 April, 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.

Cecil Schmitz Trustee
Cecil Schmitz, Trustee of the LORENA ELIZABETH SCHMITZ Trust

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

Personally appeared the above named
Cecil Schmitz, as trustee of the
Lorena Elizabeth Schmitz trust

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 _____,

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.

Before me: (OFFICIAL SEAL)

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

Notary Public for Oregon
My commission expires:

Schmitz Cecil Schmitz
2357 Sky Edgfield Pl
Troutdale, OR 97060
GRANTOR'S NAME AND ADDRESS

Gomez
420 Arabian Street
San Jose, CA 95123
GRANTEE'S NAME AND ADDRESS

After recording, return to:
Gomez
above address

NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address:
Gomez
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was
received for record on the 28th
day of April, 1989,
at 12:21 o'clock P.M., and recorded
in book M89 on page 7377 or as
file/reel number 99637,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer

By [Signature] Deputy

Fee \$8.00