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#01033235
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
JOEL SALASAR
EDUWIGES CORTEZ
3011 Alma Alley
Klamath Falls OR

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MANUEL VALENCIA and HORTENCIA VALENCIA, husband and wife
hereinafter called GRANTORS, convey(s) to JOEL SALASAR and
EDUWIGES CORTEZ, not as tenants in common, but with full rights
of survivorship, hereinafter called GRANTEES, all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Rights of the public in and to any portion of
the herein described premises lying within the boundaries of
roads or highways. 3) Rules and regulations and statutory
powers of the North Suburban Sanitary & Sewer District.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$11,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of March, 1989.

Manuel Valencia
MANUEL VALENCIA

Hortencia Valencia
HORTENCIA VALENCIA

STATE OF OREGON, County of Klamath)ss.

March 27, 1989.

Personally appeared the above named MANUEL VALENCIA and
HORTENCIA VALENCIA and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: W. Darlene V. Addington
Notary Public for Oregon
My Commission Expires: 3-22-93

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EXHIBIT "A"

A portion of the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of said quarter quarter section at point thereon North 210 feet from the Southwest corner of the land described in deed of Klamath County, Oregon, by U. E. Reeder, E. W. Gowen and Jerry Rajnus, to Earl V. King and Elva C. King, dated July 14, 1954 and recorded in Book 268 at page 58, Deed Records of Klamath County, Oregon, on said July 14, 1954; thence East 210 feet to a point; thence North 50 feet to a point; thence West 210 feet to the West line of said quarter quarter section; thence South along said West line to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of June A.D., 19 89 at 10:49 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 10076.

FEE \$13.00

Evelyn Biehn County Clerk

By Orville M. Mulendare