

KNOW ALL MEN BY THESE PRESENTS, That RICK C. DUNCAN & TERESA A. DUNCAN, as tenants in

common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called SIMON SANCHEZ
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, 2, 3 and 4, Block 46, THE CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 4112-15CB-3700

Subject to: Liens and encumbrances of record, including Trust Deed in favor of Joseph A. Watkins & Deann C. Watkins recorded in Volume M87, page 18310, Microfilm Records of Klamath County, Oregon which buyer herein agrees to assume and pay.

"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 those of record and apparent upon the land, if any, 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 \$ 25,000.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ _____.~~
~~For purposes of this deed, the consideration paid for this transfer, stated in terms of dollars, is \$ _____.~~

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 11th day of September, 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.

Rick C. Duncan
Rick C. Duncan

Teresa A. Duncan
Teresa A. Duncan

STATE OF OREGON,
County of Klamath ss.

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared the above named
Rick C. Duncan & Teresa A. Duncan

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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

Rick C. Duncan & Teresa A. Duncan

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 12th
day of Sept., 19 89 ,
at 12:34 o'clock P. M., and recorded
in book M89 on page 17142 or as
file/reel number 5087 ,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDERS USE

Simon Sanchez

621 Washington
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

Also recording refers to:

Simon Sanchez

621 Washington
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Simon Sanchez

621 Washington
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Sanders Deputy

Fee \$8.00