

5355

MTC 22714

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM D. MALONEY & ETHEL M. MALONEY
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVE C. DIAS

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:

Lot 18, Block 13, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2310-36DO-13500

"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,

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 \$ 32,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00. Part of the consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00. The balance of the consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00.~~

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 15th day of September, 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.

William D. Maloney
William D. Maloney

Ethel M. Maloney
Ethel M. Maloney
STATE OF OREGON, County of _____, 19____ ss.

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)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, Alabama)
County of Madison) ss.
9/15, 1989

Personally appeared the above named
William D. Maloney & Ethel M. Maloney

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

Before me: Mary Elizabeth Lutz
(OFFICIAL SEAL) Notary Public for Oregon Alabama
My commission expires: 02-09-93

William D. & Ethel M. Maloney
136 F Placita Bufeo
RIO RICO AZ 85621
GRANTOR'S NAME AND ADDRESS

Steve C. Dias
1120 Willow Glen Way
SAN JOSE, CA 95125
GRANTEE'S NAME AND ADDRESS

After recording return to:

Steve C. Dias
1120 Willow Glen Way
SAN JOSE, CA 95125
NAME, ADDRESS, ZIP

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

Steve C. Dias
1120 Willow Glen Way
SAN JOSE, CA 95125
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 19th day of Sept, 19 89, at 11:53 o'clock A.M., and recorded in book M89 on page 17584 or as file/reel number 5355.

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

Evelyn Biehn, County Clerk
Recording Officer
By Raula Muelendore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY