

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLA MILLER ESPINOZA, hereinafter called the grantee, does hereby grant, bargain, sell and convey into 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 31 of PLEASANT HOME TRACT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-2BA-100

Subject to: Liens and encumbrances of record including Trust Deed in favor of Dept. of Veterans' Affairs, 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 \$ 68,000.00. ~~with the consideration of \$100,000.00, the grantor hereby gives a promissory note to the grantee for the balance of the consideration of \$32,000.00, which note shall be subject to the same terms and conditions as the deed, and the same shall be a part of this deed and shall be deemed to be incorporated herein and shall be deemed to be a part of this deed and shall be deemed to be a part of this deed.~~

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 9 day of November, 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.

LeRoy D. Ross
LeRoy D. Ross

Terry Ann Ross
Terry Ann Ross

STATE OF OREGON
County of Klamath
November 9, 1989

Personally appeared the above named LeRoy D. Ross & Terry Ann Ross

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

Notary Public for Oregon
My Commission expires: 6-16-92

LeRoy D. Ross & Terry Ann Ross	
3339 Oxy Ave	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Willa Miller Espinoza	
4850 Shasta Way	
Klamath Falls, OR 97601	
GRANTEE'S NAME AND ADDRESS	
Willa Miller Espinoza	
4850 Shasta Way	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Willa Miller Espinoza	
4850 Shasta Way	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

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, ss.
County of Klamath
I certify that the within instrument was received for record on the 9th day of Nov., 1989, at 4:04 o'clock P.M., and recorded in book M89 on page 21767 or as file/reel number 7710
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By Debbie M. Miller Deputy