

10337

MTC 22842-K

WARRANTY DEED

Vol. m90 Page 1266

KNOW ALL MEN BY THESE PRESENTS, That RUBEN PEREZ and SALVADOR PEREZ aka SALVADORA PEREZ, as to Parcel 1 and PIO PEREZ GOMEZ, RUBEN PEREZ, and SALVADOR PEREZ aka SALVADORA PEREZ, as to Parcel 2 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLARD G. ARNDT and RAMONA ARNDT, husband and wife, 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: PARCEL 1: Lots 13 and 15 in Block 4, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 14 in Block 4 of INDUSTRIAL ADDITION to the City of Kalmath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-033CA-01700.

"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 all those of record and those apparent upon the land 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 \$ 12,000.00.

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 3rd day of January, 19 90; 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.

RUBEN PEREZ

PIO PEREZ GOMEZ

Pio Perez Gomez as attorney-in-fact for SALVADOR PEREZ  
STATE OF OREGON, County of Klamath ss.

STATE OF OREGON,  
County of Klamath ss.  
January 3, 19 90

Personally appeared the above named RUBEN PEREZ and PIO PEREZ GOMEZ for himself and as attorney-in-fact for SALVADOR PEREZ

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

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.

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

Perez et al  
9605 Mallison Ave.  
Southgate, CA 90280

WILLARD G. & RAMONA ARNDT  
1553 Dayton  
Klamath Falls, OR 97603

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 18th day of Jan., 19 90, at 4:43 o'clock P.M., and recorded in book M90 on page 1266 or as file/reel number 10337. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By: *Pauline Muleside* Deputy

Fee 28.00