

12402

WARRANTY DEED

Vol. m90 Page- 4833

KNOW ALL MEN BY THESE PRESENTS, That
BENNETT G. BROWN and JANICE L. BROWN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RALPH LOPEZ and ROSIE LOPEZ, husband and wife
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Mortgage, subject to the terms and provisions thereof, dated August 28,
1989, and recorded August 31, 1989, in Volume M89, page 16369, Microfilm Records of
Klamath County, Oregon, in favor of South Valley State Bank (with other property).
The Grantees named above do not agree to assume nor pay the above described Mortgage
and the Grantors named above hereby agree to hold Grantees harmless therefrom.

"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 \$21,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 \$21,000.00~~

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 March, 1990;
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.

Bennett G. Brown
BENNETT G. BROWN

Janice L. Brown
JANICE L. BROWN

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

STATE OF OREGON,
County of Klamath
March 15, 1990
Personally appeared the above named
BENNETT G. BROWN and JANICE L. BROWN

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.

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

Subscribed and sworn to before me:
Christina Red
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

Subscribed and sworn to before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

BENNETT G. BROWN and JANICE L. BROWN	
1615 Rocking Horse Lane	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
RALPH LOPEZ and ROSIE LOPEZ	
1619 S. Abnan Avenue	
Chittier, CA 90604	
GRANTEE'S NAME AND ADDRESS	
for recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
and a change is requested in the returners, shall be sent to the following address:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.	
County of _____	
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.	
By _____ Recording Officer Deputy	

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 2 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, North 71 degrees 16' 48" West, 353.51 feet from the Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along said Southerly lot line, 131.23 feet; thence North 10 degrees 00' 00" East, 347.80 feet; thence South 82 degrees 39' 00" East, 112.57 feet to the Westerly line of said Parcel 2; thence South 07 degrees 21' 00" West 373.30 feet, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

Tax Account No. 3910 007A0 00500 (with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of March A.D., 19 90 at 3:36 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 4833.

FEE \$33.00

Evelyn Biehn - County Clerk

By Charles Mulder