

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called **BONNIE B. VIEIRA**, 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:

Lot 10 in Block 1 of TRACT 1002, LA WANDA HILLS, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3908-1480-700

*"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."*

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 \$ 18,000.00 .

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 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 19 day of MARCH, 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.

State of N. Y. Seal of Notary Public

Steve Pons by Beverly Pons as Attorney  
in fact

CAT. NO. NN00627  
TO 1944 CA (9-84)

(Individual)

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.

On March 19, 1990 before me, the undersigned, a Notary Public in and for  
said State, personally appeared Beverly L. Pans as ATTORNEY-IN-FACT  
for Steve Pans

\_\_\_\_\_, personally known to me or  
proved to me on the basis of satisfactory evidence to be  
the person \_\_\_\_\_ whose name is subscribed to the  
within instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal \_\_\_\_\_

WITNESS my hand and official seal.

**Signature**

Steve Pors  
c/o 25 Privateer St. #3  
Marina Del Rey, CA 90792

Bonnie B. Vieira  
203 Main St.  
Klamath Falls, OR 97601

After receiving return 2.

Bonnie B. Vieira  
203 Main St.  
Klamath Falls, OR 97601

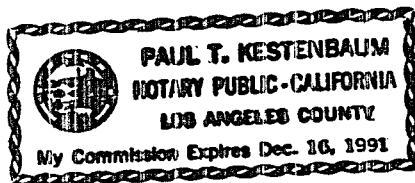
Kind a change to require all our statements shall be sent in the following order:

Bonnie E. Vieira  
203 Main St.  
Klamath Falls, OR 97601

NAME ADDRESS, ZIP



**TICOR TITLE INSURANCE**



(This area for official notarial seal)

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 23rd  
day of March, 19 90,  
at 3:59 o'clock P. M., and recorded  
in book M90 on page 5420 or as  
file/reel number 12733.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

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

Fee \$28.00