

KNOW ALL MEN BY THESE PRESENTS. That ERNEST VINCENT TALAMANTEZ & SUSAN MARIE TALAMANTEZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLIE L. STEWART & ROBERT L. STEWART, not as tenants in common but with the right of survivorship, 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 4 in Block 14 of FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3907-2500-1700

"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 \$ 8,000.00

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 28th 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.

Ernest Vincent Talamantez
Ernest Vincent Talamantez

Susan Marie Talamantez
Susan Marie Talamantez

STATE OF HAWAII
County of Honolulu ss.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named
ERNEST VINCENT TALAMANTEZ & SUSAN MARIE TALAMANTEZ

Personally appeared Ernest Vincent Talamantez and Susan Marie Talamantez, 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 Ernest Vincent Talamantez & Susan Marie Talamantez, a corporation,

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

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, Evelyn Biehn (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: February 1994

ERNEST VINCENT & SUSAN MARIE TALAMANTEZ

STATE OF OREGON, ss.

2075-D Boxer Rd.
Ewa Beach, Hawaii 96707

County of Klamath

Billie L. Stewart & Robert L. Stewart
807 E. Erna
La Habra CA 90631

I certify that the within instrument was received for record on the 30th day of March, 19 90, at 19 o'clock A. M., and recorded in book M90 on page 5771 or as file/reel number 12941

Billie L. Stewart & Robert L. Stewart
807 E. Erna
La Habra CA 90631

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Billie L. Stewart & Robert L. Stewart
807 E. Erna
La Habra CA 90631

Evelyn Biehn, County Clerk
Recording Officer
Pauline Mullendore Deputy

Fee \$28.00