

KNOW ALL MEN BY THESE PRESENTS, That SALVADOR PEREZ and NATALIA PEREZ, husband and wife, as to an undivided 1/2 interest and ALFREDO PEREZ and LILIA H. PEREZ \*\*\*

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK HOLST AND LOUISE HOLST, 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: \*\*\*husband and wife, as to an undivided 1/2 interest

Lots 696 and 697, Block 104, MILLS 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.

Tax Account No: 3809 033DB 04100

"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, 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 \$ 25,000.00

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 4th day of June, 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.

Alfredo Perez
Lilia H. Perez
STATE OF CALIFORNIA
County of Los Angeles
June 7, 19 90

Salvador Perez
Natalia Perez
STATE OF CALIFORNIA, County of Klamath
June 19 90
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

Alfredo Perez
Lilia H. Perez
Salvador Perez & Natalia Perez

and acknowledge that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed by them acknowledged said instrument to be its voluntary act and deed.



Before me, Armand D'LaCueva, Notary Public for California, My commission expires: 10-10-92
Armand D'LaCueva, Notary Public for Oregon, My commission expires: 10-10-92

Form with fields for Grantor's Name and Address (Perez, 9605 Mallison Avenue, Southgate, CA 90280) and Grantee's Name and Address (Mark & Louise Holst, 2629 Kapes St, Klamath Falls, OR 97603). Includes 'After recording return to' and 'Name, Address, City' fields.

Form for recording with fields for County (Klamath), date (June 22nd, 1990), time (1:57 o'clock P.M.), and page number (12365). Includes 'Record of Deeds of said county' and 'Witness my hand and seal of County affixed'.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Miskand, Deputy

Fee \$28.00