

KNOW ALL MEN BY THESE PRESENTS, That  
Edward J. Dembroski

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Erika G. Jones, 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 28 in Block 35 of FIFTH 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: 4008 006BD 00600

"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 to 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 \$ 68,000.00. However, the actual consideration consists of or includes other property and/or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.)

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 16<sup>th</sup> day of July, 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.

Edward J. Dembroski  
Edward J. Dembroski

STATE OF OREGON,  
County of MULTNOMAH ) ss.  
July 16, 19 90

Personally appeared the above named Edward J. Dembroski

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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

(OFFICIAL SEAL) Edward J. Dembroski  
Notary Public for Oregon  
My commission expires: Nov. 21, 1992

Edward J. Dembroski  
4005 NE Bryant  
Portland, OR 97211  
GRANTOR'S NAME AND ADDRESS

Erika G. Jones  
2105 Stonewood Ct  
San Pedro, Ca 90732  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Erika G. Jones  
2105 Stonewood Ct  
San Pedro, Ca 90732  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Erika G. Jones  
2105 Stonewood Ct  
San Pedro, Ca 90732  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 19 day of July, 19 90, at 2:01 o'clock P. M. and recorded in book M90 on page 14414 or as file/reel number 17796.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

Bernetha S. Fetock Recording Officer  
Deputy

28.00