**19i6**4 WARRANTY DEED MTC #24003-DN Vol.<u>mgø</u> Page 16793 KNOW ALL MEN BY THESE PRESENTS, That BILLY F. TAYLOR and JOELLEN E. TAYLOR, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSARIO ZAMORA and MARGARITA FLOREZ, 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 appertaining, situated in the County of <u>Klamath</u> and State of Oregon, described as follows, to-wit: Lots 1 and 2, Block 34 of MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, EXCEPTING THEREFROM the following: Starting at a point 100 feet South of the Northeast corner of Lot 1, Block 34, City of Malin, thence West to the Westerly boundary of Lot 2; thence South to the Southwestern corner of Lot 2; thence Southeasterly to the Southeast corner of Lot 1; thence North 87.4 feet to the point of beginning. "This instrument in violation of applicable land use Elaws 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 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 \$ \_12,500.00 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 opportions and to individuals. In Witness Whereof, the grantor has executed this instrument this day of <u>July</u>, 1 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Billy F. La BILLY F. TA au JOELLEN E. TAYLC STATE OF OREGON. TAYLOR County of Klamath ) ss. . 19 July 20 90 19 Personally appeared and who, being duly sworn, Personally appeared the above named \_\_\_\_\_\_ BILLY F. TAYLOR each for himself and not one for the other, did say that the former is the president and that the latter is the JOELLEN E. TAYLOR S. secretary of and acknowledged the foregoing instrument , a corporation, and that the seal affixed to the foregoing instrument is the corporate to he their \_ voluntary act and deed. 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. M. NIELSEN OTARY PUBLIC-OREG Before me: (0)(OFFICIAL Commission, Expires SE/ SEAL) Notary Public for Oregon My commission expires My commission expires: BILLY F. TAYLOR & JOELLEN E. TAYLOR STATE OF OREGON. P.O. Box 264 Malin, OR 97632 GRANTINGS NAME AND ADDRESS SS. County of \_\_\_\_ Klamath I certify that the within instrument was ROSARIO ZAMORA & MARGARITA FLOREZ received for record on the 21st P.O. Box 541 day of Aug. Malin, OR 97632 , 19 90 at 2:17 o'clock P M., and recorded GRANTEE'S NAME AND ADDRESS SPACE KESERVI-D in book <u>M90</u> on page <u>16793</u> or as file/reel number\_ ROSARIO ZAMORA & MARGARITA FLOREZ FOR 19164 RECORDER'S US Record of Deeds of said county. P.O. Box 541 Witness my hand and scal of County Malin, OR 97632 NAME, ADDRESS, ZIP affixed. or in trusteaul all to nts shall be ROSARIO ZAMORA & MARGARITA FLORE7 Evelyn Biehn, County Clerk P.O. Box 541 Malin, OR 97632 **Recording Officer** By Quelene Mullendore Deputy NAME, ADDRESS, ZU Fee \$28.00 OLUNUNINE HUNDER COMPANY

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