

22914

MTC #24570-N

WARRANTY DEED

Vol. 1790 Page 23386

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. GARCIA aka JOHN GARCIA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED R. HALL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 1 in Block 6, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said addition.

Tax Account No.: 3407 022CC 00100

MOUNTAIN TITLE COMPANY

"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 \$ 9,000.00

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 2nd day of November, 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.

X John D. Garcia  
John D. Garcia

STATE OF ~~OREGON~~ CALIFORNIA  
County of SANTA CLARA ss.  
November 9, 19 90

Personally appeared the above named  
John D. Garcia

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

Before me: Barbara A. Heckert  
Notary Public for ~~Oregon~~ California  
My commission expires: July 15, 1991

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
19 , by  
president, and by  
secretary of

a corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: (SEAL)



John D. Garcia  
766 ElCerrito Way  
Gilroy, CA 95020

GRANTOR'S NAME AND ADDRESS

Ted R. Hall  
3526 1/2 Holt Ave.  
West Covina, CA 91791

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted R. Hall  
3526 1/2 Holt Ave.  
West Covina, CA 91791

NAME, ADDRESS, ZIP

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

Ted R. Hall  
3526 1/2 Holt Ave.  
West Covina, CA 91791

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 23rd day of November, 19 90, at 1:46 o'clock P. M., and recorded in book M90 on page 23386 or as file/reel number 22914, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$28.00

EVELYN BIEHN County Clerk  
By Bernetha H. Heloch Recording Officer  
Deputy