

23150

MTC #24627-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MODESTO GUTIERREZ and DARLENE A. GUTIERREZ,  
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. SKYBERG  
and LOUISE A. SKYBERG, husband and wife, 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 5 and the Northeasterly 45 feet of Lot 4 in Moyina, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809 036CD 04300

SUBJECT TO: Mortgage (including the terms and provisions thereof, dated June 23, 1980,  
recorded June 24, 1980 in Volume M80, at page 11530 Microfilm Records of Klamath County,  
Oregon, wherein the Mortgagee is; State of Oregon, represented and acting by the Director  
of Veterans' Affairs. The above grantee hereby agrees to assume and to pay this in full  
and to hold Seller harmless therefrom.  
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 \$ 57,762.41  
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 57,762.41  
AND THE 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~~

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 27 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.

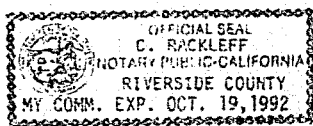
STATE OF OREGON, CALIFORNIA )  
County of CLATSOP ss.  
27 November, 19 90

Personally appeared the above named \_\_\_\_\_  
Modesto Gutierrez and  
Darlene A. Gutierrez

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

Before me:

[Signature]  
Notary Public for Oregon California  
My commission expires: 10-19-92



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Modesto Gutierrez and Darlene A. Gutierrez  
P.O. Box 1009  
Palm Springs, CA 92262  
GRANTOR'S NAME AND ADDRESS

Charles R. Skyberg and Louise A. Skyberg  
P.O. Box 855  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

Charles R. Skyberg and Louise A. Skyberg  
P.O. Box 855  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

I and a change is required all tax statements shall be sent to the following address.  
NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was  
received for record on the 30th  
day of Nov., 19 90 ,  
at 12:14 o'clock P.M., and recorded  
in book M90 on page 23768 or as  
file/reel number 23150 ,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muelndore Deputy

Fee \$28.00