

23627

WARRANTY DEED

Vol. m90 Page 24623KNOW ALL MEN BY THESE PRESENTS, That ARTHUR G. WHITTEMORE AND DOROTHY A. WHITTEMORE
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OSWALDO S. AYALA
AND JOSEFINA R. AYALA, 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 48 of SKYLINE VIEW ADDITION, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

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
those of record and apparent to the land

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 certain other property, interests, claims, demands, debts, taxes, or other obligations, in whole or in part, of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.~~
See ORS 93.030.)

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 10th day of December, 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,)
County of Klamath) ss.
December 10, 19 90

Personally appeared the above named _____
Arthur G. Whittemore and
Dorothy A. Whittemore

Arthur G. Whittemore
Arthur G. Whittemore

Dorothy A. Whittemore
Dorothy A. Whittemore

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

Before me: Judith L. Morgado

Notary Public for Oregon

My commission expires: 3-31-91



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)

Arthur G. Whittemore
Dorothy A. Whittemore
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Oswaldo S. Ayala
Josefina R. Ayala
7617 Skyline Dr., KFO 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 12th
day of Dec., 19 90,
at 2:03 o'clock P M., and recorded
in book M90 on page 24623 or as
file/reel number 23627

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mullins Deputy

Fee \$28.00