

**KNOW ALL MEN BY THESE PRESENTS, That**  
**husband and wife**

Raymond J. Eufemia and Staci L. Eufemia,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called Joseph P. Valenzuela \_\_\_\_\_, 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 10 in Block 3 of Tract 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed (including the terms and provisions thereof) dated October 17, 1989, recorded November 6, 1989 in Volume M89, at page 21437 Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is: Barbara J. Richartz and Vickie R. Frazer, not at tenants in common, but with right of survivorship. 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 \$ 200,000.00

In Witness Whereof, the grantor has executed this instrument this 24th day of January, 19 91 ;  
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 Washington, ss.  
January 29, 19 91

Staci L. Eufemia

Personally appeared the above named \_\_\_\_\_  
Raymond T. Eufemia and  
Staci L. Eufemia

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

**Before me:**

**Notary Public for Oregon**

My commission expires:

A circular notary seal for the State of Oregon. The outer ring contains the text "NOTARY PUBLIC" at the top and "STATE OF OREGON" at the bottom, separated by small stars. In the center, there is a stylized sunburst or starburst design.

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:

Raymond T. Eufemia & Staci L. Eufemia  
4141 SE Bentley  
Hillsboro, OR 97123

GRANTOR'S NAME AND ADDRESS

Joseph P. Valenzuela  
143 North Broad  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

**After tax yield return is:**

After recording return to:  
Joseph P. Valenzuela  
143 North Broad  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Joseph P. Valenzuela  
143 North Broad  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

**STATE OF OREGON,**

County of Klamath  
I certify that the within instrument was  
received for record on the 4th  
day of Feb., 19 91,  
at 9:56 o'clock A. M., and recorded  
in book M91 on page 2100 or as  
file/reel number 25462.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Miller Deputy

Fee \$28.00

**MOUNTAIN TITLE COMPANY**