

KNOW ALL MEN BY THESE PRESENTS, That Ernest Cary Brace and Nancy Jorina Brace, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Vasquez and Lisa Vasquez, 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, Block 114, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Mortgage (including terms and provisions) dated November 6, 1978 and recorded November 6, 1978, Volume M78 at page 25045, Microfilm Records of Klamath County, Oregon, wherein the Mortgagee is the State of Oregon, represented and acting by the Director of Veterans' Affairs whereas the mortgagor assigned their interest over to Ernest C. Brace and Nancy J. Brace. The above Grantee's does hereby agree to assume and to pay in full this obligation and to hold the 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 \$ 30,000.00

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 11th day of March, 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 Klamath ) ss.  
March 11, 19 91

Personally appeared the above named Nancy Jorina Brace, individually and as attorney in fact for Ernest Cary Brace

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

Before me, Notary Public for Oregon, My commission expires: 6/8/92

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this 11th day of March, 19 91, by Ernest Cary Brace, president, and by Nancy Jorina Brace, secretary of

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

Ernest Cary Brace and Nancy Jorina Brace 5481 Valleywood Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS Robert Vasquez and Lisa Vasquez 1420 California Ave. Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS After recording return to: Robert Vasquez and Lisa Vasquez 1420 California Ave. Klamath Falls, OR 97601

NAME, ADDRESS, ZIP Robert Vasquez and Lisa Vasquez 1420 California Ave. Klamath Falls, OR 97601

NAME, ADDRESS, ZIP Until a change is requested all my statements shall be sent to the following address: Robert Vasquez and Lisa Vasquez 1420 California Ave. Klamath Falls, OR 97601

NAME, ADDRESS, ZIP Fee \$28.00

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of March, 19 91,

at 1:51 o'clock P. M., and recorded in book M91 on page 4626 or as file/reel number 26961

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer By Pauline Muelandere Deputy