

29230

MCL 5346

WARRANTY DEED

Vol 91 Page 8784

KNOW ALL MEN BY THESE PRESENTS, That

DAVID A. PETERSON and SHARON B. PETERSON, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LEONARDO N. DUQUE and RAMONA E. DUQUE, 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:

The Southwesterly 45 feet of Lot 1, Block 71, BUENA VISTA ADDITION, according  
to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: Trust Deed, recorded March 7, 1980, in Volume M80, page 4348,  
Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal  
Savings and Loan Association, as Beneficiary, which the Grantees named herein  
do not agree to assume nor pay and the Grantors named herein agree to hold the  
Grantees harmless therefrom.

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 upon 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 \$ 12,500.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER INTEREST OR ENCUMBRANCE OF ANY KIND, INCLUDING BUT NOT LIMITED TO, MORTGAGES, TRUSTS, EASEMENTS, OR OTHER RIGHTS IN REAL PROPERTY, AND THAT THE GRANTOR HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO CONVEY THE PROPERTY DESCRIBED HEREIN.~~

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 3rd day of May, 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, WASHINGTON )  
County of KING ) ss.  
April MAY 3, 19 91.

David A. Peterson  
DAVID A. PETERSON

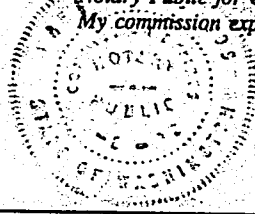
Sharon B. Peterson  
SHARON B. PETERSON

Personally appeared the above named  
DAVID A. PETERSON & SHARON B. PETERSON

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

Before me:

Marie C. Schoss  
Notary Public for Oregon WASHINGTON  
My commission expires:



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)

DAVID A. PETERSON & SHARON B. PETERSON  
6925 Eastside Drive NE  
Tacoma, WA 98422

GRANTOR'S NAME AND ADDRESS

LEONARDO N. DUQUE & RAMONA E. DUQUE  
1818 Academy  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 9th  
day of May, 19 91,  
at 3:07 o'clock P. M., and recorded  
in book M91 on page 8784 or as  
file/reel number 29230

SPACE RESERVED

FOR  
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deputy Notary Public Deputy

Fee \$28.00