

31945

MTC 25846

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CLYDE COLLINS and LINDA COLLINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN D. ALARCON and DARLENE ALARCON, 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 6 in Block 5 of FIRST ADDITION TO EAST HILLS ESTATES, Tract 1117, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Proceeding pending in the Circuit Court File No. 91-1548CV filed May 10, 1991 where Callie E. Crain is Plaintiff and Clyde Collins and Linda Collins are defendants. Said proceeding is a complaint to foreclose a Commercial Trust Deed. A reconveyance was filed on said Trust Deed 6/7/91, however, suit is still pending.

"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 \$ 121,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ 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 12th day of July, 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.
July 12, 19 91

CLYDE COLLINS

LINDA COLLINS

Personally appeared the above named
CLYDE COLLINS and LINDA COLLINS

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

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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)

CLYDE COLLINS & LINDA COLLINS

14815 So. Broadway

Gardena, CA 90248

GRANTOR'S NAME AND ADDRESS

JOHN D. ALARCON & DARLENE ALARCON

5431 Tingley Lane

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements 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 15th day of July, 19 91, at 2:16 o'clock P M., and recorded in book M91 on page 13749 or as file/reel number 31945.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darlene Alarcon Deputy

Fee \$28.00