

Vol.m9/ Page 14872

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP O. DEPRATO and MAE L. DEPRATO, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY ESPINOZA
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:

Beginning at the most Northerly corner of Lot 1, of Block 65 of NICHOLS ADDITION to Linkville, now City of Klamath Falls, Oregon; thence Southeasterly along the Westerly line of 9th Street 83 feet thence Southwesterly at right angles to 9th Street 86 feet; thence Northwesterly parallel with 9th Street to the Easterly line of Prospect Street; thence Northerly along the Easterly line of Prospect Street to the point of beginning, being a part of Lot 1 of said Block and Addition, as shown by the duly recorded plat thereof in the office of the Clerk of Klamath County, Oregon.

"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 those apparent upon the land, if any, as 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 \$ 995.00

[illegible]

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 30th 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 30 19 91

PHILLIP O. DEPRATO
Mal L. DePrato
MAE L. DEPRATO

Personally appeared the above named _____
PHILLIP O. DEPRATO

MAE L. DEPRATO

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

Before me:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____

Notary Public for Oregon

My commission expires: 6/8/92

_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

PHILLIP U. DEPRATO and MAE L. DEPRATO
426 MCLEAN
KLAMATH FALLS, OR 97601

DOROTHY ESPINOZA
914 LINCOLN #2
KLAMATH FALLS, OR 97601

After recording return to
DOROTHY ESPINOZA
914 LINCOLN #2
KLAMATH FALLS, OR 97601

DOROTHY ESPINOZA
914 LINCOLN #2
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

County of Klamath
I certify that the within instrument was
received for record on the 30th
day of July, 19 91,
at 3:58 o'clock P M., and recorded
in book M91 on page 14872 or as
file/reel number 32592,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muehlendler Deputy

Fee \$28.00