

HIC26235-LH

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DIANE E. FALINIVol. m91 Page 19307

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NICOLAS E. GARCIA AND DOLORES E. GARCIA, Trustees, U.D.T. dated 3/25/81, 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:

Lots 4, 5, & 6 of Block 3 of FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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 \$ 19,000.00

~~However, the actual consideration is not reflected in the above stated amount, as the grantor has received a cash advance of \$19,000.00 from the grantee, which is reflected in the grantee's books and records. The grantor has no obligation to the grantee for the cash advance, and the grantee has no obligation to the grantor for the cash advance. The grantor and grantee have agreed that the cash advance shall be repaid to the grantor by the grantee at a later date.~~

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 21 day of September, 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.
September 21, 19 91

Personally appeared the above named
Diane E. Falini

X Diane E. Falini
 DIANE E. FALINI

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

Before me:

William K. Falta
 Notary Public for Oregon

My commission expires: 12/25/92

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____ day of _____,

by _____,

president, and by _____,

secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

Diane E. Falini

GRANTOR'S NAME AND ADDRESS

Nicolas E. Garcia

Dolores E. Garcia

7 Harbor Drive

Novato, CA 94945

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STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
 received for record on the 24th
 day of September, 19 91,
 at 2:13 o'clock P.M., and recorded
 in book M91 on page 19307 or as
 file/reel number 35028

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Riehn County Clerk

Recording Officer

By Quentin M. Mendenhall Deputy

Fees \$ 28.00