

35280

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
Jon Lewis Deese and Deanna Deese

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rose Ramos, 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 14, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 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 \$ 62,000.00. 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 27th 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 27, 19 91

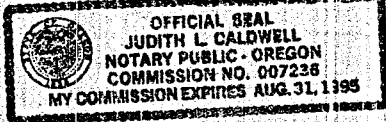
Personally appeared the above named  
Jon Lewis Deese and  
Deanna Deese

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

Before me:

Judith L. Caldwell

Notary Public for Oregon

My commission expires: 8-21-95

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)

DEESE

C/O Klamath First Federal  
2943 S. 6th St., Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

RAMOS

5101 Ankeny Street  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent in the following address:

Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 27th  
day of Sept., 19 91,

at 3:51 o'clock P. M., and recorded  
in book M91 on page 19711 or as

file/reel number 35280,

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Nuland Deputy

Fee \$28.00