

mle 1396-2642

OK

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WARRANTY DEED

Vol. 91 Page 22135

KNOW ALL MEN BY THESE PRESENTS, That LEAH SIMMONDS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESUS MARIA LOPEZ aka JESSE LOPEZ AND GERALDINE SYLVIA LOPEZ aka JERI LOPEZ, 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, that 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 NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This instrument is a replacement deed of that warranty deed put in collection escrow July 19, 1977 and subsequently lost after the escrow was paid in full. Edwin G. Simmonds died 9-26-86 in Riverside County, California.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 10,500.00

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 15th day of October, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

California

STATE OF OREGON, County of Riverside ss.

This instrument was acknowledged before me on October 15, 1991, by Leah Simmonds

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

My commission expires April 13, 1994

California

Notary Public for Oregon

Leah Simmonds

49305 Highway 74

No. 101

Palm Desert, California 92260

Jesse and Jeri Lopez

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jesse and Jeri Lopez

HC 63 Box 570 A
Chiloquen Oregon 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Jesse and Jeri Lopez

HC 63 Box 570 A
Chiloquen Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Oct., 1991, at 9:09 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22135 or as fee/file/instrument/microfilm/reception No. 36425, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mullendorfs Deputy

Fee \$28.00

60 5 11 22 100 10

grantor on the promissory note given to secure the mortgage above described, other than by foreclosure of that mortgage, and that in any proceeding to foreclose the mortgage he/she shall not seek, obtain, or permit a deficiency judgment against grantor, or his/her heirs or assigns, such rights and remedies hereby waived.

Grantor does hereby waive, surrender, convey, and relinquish any equity or redemption and statutory rights of redemption concerning the real property and mortgage described above.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of grantee, grantee's agent or attorney, or any other person.

The true and actual consideration paid for this transfer, state in terms of dollars, is \$13,000.00. However, the actual consideration consists of or included other property or value given or promised which is part of the consideration.

In construing this instrument, it is understood and agreed that the Grantor as well as the Grantee may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and included the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor above named has executed this instrument; if Grantor is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

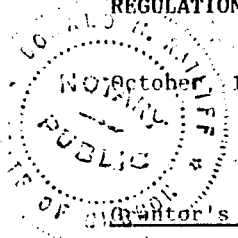
Dated 10/21/91, 1991.

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

Lee Roy Snow
William J. Snow

SUBSCRIBED AND SWORN TO BEFORE ME this 21 day of October, 1991.

Debra J. Ratliff
NOTARY PUBLIC FOR OREGON
My Commission expires:



Grantor's name and address:

After Recording Return To:

Parks & Ratliff, 228 N 7th Street
Klamath Falls, OR 97601

Grantee's Name and Address:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Parks & Ratliff the 22nd day of Oct. A.D., 19 91 at 3:33 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 22133.

FEE \$33.00

Evelyn Biehn - County Clerk

By Debra J. Ratliff