

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DePRATO and MAE DePRATO, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TONY FERNANDEZ and DIXIE FERNANDEZ, 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 9, Block 4, TRACT 1046, ROUND LAKE ESTATES, 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 \$4,000.00

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 25th day of October, 1991; 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.
October 25th, 19 91.

Personally appeared the above named PHILLIP DePRATO, individually
and as attorney in fact for
Mae DePrato

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

Before me: Ronny M. Chinn
Notary Public for Oregon
My commission expires: 6-8-92

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 _____ (SEAL)
My commission expires: _____

PHILLIP DePRATO and MAE DePRATO
P. O. BOX 390-438
ANZA, CA 92539

GRANTOR'S NAME AND ADDRESS

TONY FERNANDEZ and DIXIE FERNANDEZ
1801 IVORY STREET
KLAMATH FALLS, OR 97602

GRANTEE'S NAME AND ADDRESS

After recording return to:
TONY FERNANDEZ and DIXIE FERNANDEZ
1801 IVORY STREET
KLAMATH FALLS, OR 97602

NAME, ADDRESS, ZIP

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

TONY FERNANDEZ and DIXIE FERNANDEZ
1801 IVORY STREET
KLAMATH FALLS, OR 97602

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Oct., 19 91, at 10:47 o'clock AM. and recorded in book M91 on page 22516 or as file/reel number 36636.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muehlbauer Deputy

Fee \$28.00

(18) Generally to conduct, manage and control all my business and my property, wheresoever situate, as my said attorney may deem for my best interests, hereby releasing all third persons from responsibility for the acts and omissions of my said attorney;

I hereby give and grant unto my said attorney full power and authority freely to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation, 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.

This power shall take effect: (delete inapplicable phrase)

a) on the date next written below;

~~if~~ if given by an individual, on the date said individual shall be adjudged incompetent by a court of proper jurisdiction.

My said attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.

IN WITNESS WHEREOF, I have hereunto signed this instrument, or if a corporation, its corporate name has been signed and its corporate seal affixed hereto by an officer duly authorized thereunto by its board of directors, on this August 16 day of August, 1991.



(If executed by a corporation, affix corporate seal.)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

ss.

This instrument was acknowledged before me on August 16, 1991, by

Mae L. DePrato

B. Jean Phillips
Notary Public for Oregon

(SEAL)

My commission expires: 3-2-92

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on _____,

19____, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

General Power of Attorney

(FORM No. 853)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

TO _____

AFTER RECORDING RETURN TO
Mae L. DePrato
P.O. Box 438
Anza California 92536

30032

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$10.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 29th day of Oct., 1991, at 10:27 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22514 or as fee/file/instrument/microfilm/reception No. 36635, Record of Power of Attorney of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Daniel M. Mullins, Deputy