

KNOW ALL MEN BY THESE PRESENTS, That
RALEIGH R. MAUPIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called **PAT L. RIOS, an unmarried woman**, 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 4, Block 19 1/2, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County 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 \$ 30,000.00

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 4th day of November, 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.
November 4, 19 91.

Raleigh R. Maupin & Thomas R.W. Maupin
 RALEIGH R. MAUPIN

his atty in fact.
Raleigh R. Maupin & Thomas R.W. Maupin
HIS ATTORNEY IN FACT.

Personally appeared the above named Thomas R.W. Maupin & C. George Maupin as attorney-in-fact for Raleigh R. Maupin

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

Before me:

Kristen L. Redd
 Notary Public for Oregon

My commission expires: 11/16/91

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)

RALEIGH R. MAUPIN

420 Fulton
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

PAT L. RIOS
9 WEST BISSELL
RICHMOND, CA 94801

GRANTEE'S NAME AND ADDRESS

After recording return to:
PAT L. RIOS
9 WEST BISSELL
RICHMOND, CA 94801

NAME, ADDRESS, ZIP

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

PAT L. RIOS
9 WEST BISSELL
RICHMOND, CA 94801

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of Nov., 19 91, at 10:11 o'clock A. M., and recorded in book M91 on page 24167 or as file/reel number 37575.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Douglas Willard, Deputy

Fee \$28.00