

38636

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN ESPINOSA and DEBORAH E. ESPINOSA, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. KIMBLER and PATRICIA A. KIMBLER, 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:

LOT 5, BLOCK 4, WINEMA GARDENS, FIRST ADDITION

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land

(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 reservations, restrictions, rights of way and easements of record and those apparent on 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 \$ 54,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of August, 1986; 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.

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.

John Espinosa
Deborah Espinosa

STATE OF OREGON, } ss.
County of Klamath
August, 1986.

STATE OF OREGON, County of Klamath) ss.
Dec 26, 1986

Personally appeared John Espinosa and Deborah Espinosa who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named John Espinosa and Deborah Espinosa and acknowledged the foregoing instrument to be their voluntary act and deed.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5/5/88

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

John and Deborah Espinosa
810 N. Quillan
Kennewick, WA 99336
GRANTOR'S NAME AND ADDRESS

James and Patricia Kimbler
6316 Winema
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
James and Patricia Kimbler
6316 Winema
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

James and Patricia Kimbler
6316 Winema
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Dec., 1991, at 12:13 o'clock P.M., and recorded in book/reel/volume No. M91 on page 26187 or as fee/file/instrument/microfilm/reception No. 38696, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mullendore, Deputy

Fee \$28.00

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