

WARRANTY DEED

AFTER RECORDING RETURN TO:
JESUS M. RAMIREZ
1041 SANTA BARBARA ST.
SANTA BARBARA, CA 93060

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

KENT GRIFFIN AND CARMELL C. GRIFFIN, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to JESUS M. RAMIREZ
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 213, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TL 9400

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land, and rights
of Redemption under Case #91-1263CV, recorded April 17, 1991 in
Book M-91 at page 7078.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$16,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of January, 1992

Kent Griffin *Carmell C. Griffin by her*
in fact, Tom Seeley *attorney in fact, Tom Seeley*
KENT GRIFFIN, by his attorney in fact, TOM SEELEY
CARMELL C. GRIFFIN, by her attorney in fact, TOM SEELEY

STATE OF OREGON, County of Klamath)ss.

January 17, 1992

Personally appeared TOM SEELEY, who being duly sworn did say
that he is the attorney in fact for KENT GRIFFIN AND CARMELL C.
GRIFFIN, husband and wife, and that he executed the foregoing
instrument by authority of and in behalf of said principal; and
he acknowledged said instrument to the act and deed of said
principal.

Before me, *Andrea Handwerker*
Notary Public for OREGON
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day
of Jan. A.D., 19 92 at 3:47 o'clock P.M., and duly recorded in Vol. 592,
of Deeds on Page 1129.

FEE \$28.00

Evelyn Biehn County Clerk
By *Pauline Mullendick*

92 JAN 17 PM 3 47