

KNOW ALL MEN BY THESE PRESENTS, That

VICTOR R. D'ORAZIO and BONNIE A. D'ORAZIO, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RUBEN GORDILLO-MORENO and EGLA H. GORDILLO, 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:

SEE EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed and Assignment of Rents, dated January 29, 1990, recorded February 1, 1990, in Volume M90, page 2285, Microfilm Records of Klamath County, Oregon, in favor of Transamerica Financial Services, as Beneficiary which the Grantees named herein do not agree to assume or pay and the Grantors herein agree to hold the Grantees harmless therefrom.

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 all those of record and those set forth herein and those apparent upon the land, if any, as of 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 \$ 40,000.00

~~XXXXXX THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER MORTGAGE, DEED OF TRUST, EASEMENT, OR OTHER ENCUMBRANCE, UNLESS THE SAME IS SET FORTH IN THIS INSTRUMENT. IF SUCH AN ENCUMBRANCE DOES EXIST, THE GRANTOR HEREBY AGREES TO RELEASE THE SAME BY DEED OF CONVEYANCE, TO BE FILED WITH THIS INSTRUMENT, AND TO HOLD THE GRANTEE HARMLESS THEREFROM.~~

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 23rd day of March, 19 92; 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.
March 23, 19 92

V. R. D'Orazio
VICTOR R. D'ORAZIO
Bonnie A. D'Orazio
BONNIE A. D'ORAZIO

Personally appeared the above named
VICTOR R. D'ORAZIO and BONNIE A.
D'ORAZIO

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

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

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)



VICTOR R. D'ORAZIO & BONNIE A. D'ORAZIO
241 MORTIMER

KLAMATH FALLS OR 97601

GRANTOR'S NAME AND ADDRESS

RUBEN GORDILLO-MORENO & EGLA H. GORDILLO

P.O. BOX 1734

RAMONA CA 92065

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MTC NO. 27248-KR

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

Lot 32, of OLD ORCHARD MANOR 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.

PARCEL 2

Lots 17 and 18 in Block 4 of FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 31st day
of March A.D., 1992 at 3:09 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 6632.

Evelyn Biehn County Clerk

By Pauline Mullender

FEE \$35.00