



K-44119

STATUTORY WARRANTY DEED
 (Individual or Corporation)

ROBERTO DAVILA

conveys and warrants to GENTLE CARE INC., an Oregon Corporationthe following described real property in the County of KLAMATH and State of Oregon.

Lot 6 Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northwesterly 17.9 feet thereof.

Account #3909-1BA-700 Key #505554

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Mortgage, including the terms and provisions thereof, recorded September 27, 1978, in Volume M78 page 21435, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
3. Trust Deed, including the terms and provisions thereof, recorded April 1, 1992, in Volume M92 page 6720, Mortgage records of Klamath County, Oregon, in favor of Transamerica Financial Services, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 120,000.00 (Here comply with the requirements of ORS 93.030).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 4th day of May 19 92. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Roberto Davila by Christina Davila Benitz
 ROBERTO DAVILA BY CHRISTINA DAVILA - BENITZ
 HIS ATTORNEY IN FACT

STATE OF OREGON,

County of Klamath } ss.

On this 4th day of May, 19 92 personally appeared Christina Davila - Benitz, who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for Roberto Davila and that s/he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

 STATE OF OREGON,
 County of Klamath ss.

Debra Burkhalter
 Commission Expires 12-19-92

Filed for record at request of:

Klamath County Title Co.
 on this 7th day of May A.D., 19 92
 at 2:02 o'clock P M. and duly recorded in
 in Vol. M92 of Deeds Page 9976

Evelyn Biehn County Clerk

By Debra Burkhalter

Deputy.

Fee, \$30.00

Return: Gentle Care Inc.
 P.O. Box 797
 Keno, Or. 97627