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47207

MITCH-27654-KR
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
ELLIOT ESTRADA and TERESA MARY ESTRADA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HERMAN J. QUALLS, II and ANN M. QUALLS, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 11, 12, 13 and 14 in Block 4, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, dated October 6, 1988, and recorded October 10, 1988, in Volume N88, page 16941, Microfilm Records of Klamath County, Oregon, in favor of Duane E. Gathard, Trustee under the Gathard Loving Trust dated May 29, 1990, as Beneficiary which the above named Grantees hereby agree to assume and pay in full.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of July, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

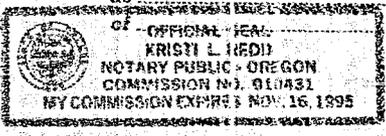
Elliot Estrada
ELLIOT ESTRADA

Teresa Mary Estrada
TERESA MARY ESTRADA

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 7, 1992 by ELLIOT ESTRADA and TERESA MARY ESTRADA

This instrument was acknowledged before me on July 7, 1992 by



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

ELLIOT ESTRADA & TERESA MARY ESTRADA
8600 Starboard Dr. Bldg 11 Unit 1082
Las Vegas, NV 89117
Grantor's Name and Address

HERMAN J. QUALLS, II and ANN M. QUALLS
4335 Stebbins
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to (Name, Address, Zip):
HERMAN J. QUALLS II & ANN M. QUALLS
4335 Stebbins
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
HERMAN J. QUALLS, II & ANN M. QUALLS
4335 Stebbins
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the 8th day of July, 1992, at 11:42 o'clock AM, and recorded in book/roll/volume No. 192 on page 14896 and/or as fee/file/instrument/microfilm/reception No. 47207, Record of Deeds of said County.
Witness my hand and seal of County official.
Evelyn Biehn, County Clerk
NAME TITLE
By Deborah J. Miller, Deputy

SPACE RESERVED FOR RECORDER'S USE