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FORM No. 633—WARRANTY DEED (Individual or Corporate). COPYRIGHT 1992 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

TR 47207 MTC#: 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 M88, page 15941, 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 ~~[illegible]~~ *(Here comply with requirements of ORS 93.030.)*

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, *19* 92; *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, *19* 92,

by ELLIOT ESTRADA and TERESA MARY ESTRADA

This instrument was acknowledged before me on ....., *19* .....,

by .....

as .....

of .....

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/95

ELLIOT ESTRADA & TERESA MARY ESTRADA
8600 Starboard Dr. Bld. 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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th *day of* July, *19* 92, *at* 11:42 *o'clock* AM., *and recorded in book/reel/volume No.* M92 *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 affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paulina Mullendore, *Deputy.*

Fee $30.00