

47331

WARRANTY DEED

Vol 92 Page 15091

KNOW ALL MEN BY THESE PRESENTS, That ROBERT CLAUSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARLOS J. MAYTORENA AND PAULETTE ANN MAYTORENA, 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, that 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:

Lot 24 of DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record and apparent to the land

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

part of the consideration (indicates which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

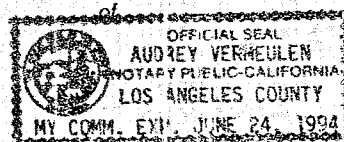
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8 day of July, 1992; if a corporate grantor, it has caused its name to be signed and its seal 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.

Robert Clausen
Robert Clausen

STATE OF CALIFORNIA, County of LOS ANGELES) ss.
This instrument was acknowledged before me on July 8, 1992,
by ROBERT CLAUSEN
This instrument was acknowledged before me on , 19 ,
by
as



Audrey Vermeulen
My commission expires JUNE 24, 1994

Robert Clausen

20304 Lake Edge
Walnut, CA 91739

GRANTOR'S NAME AND ADDRESS

Carlos J. and Paulette Ann Maytorena
3955 Barry Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS ZIP

Until a change is requested all correspondence shall be sent to the following address:
same as above

540 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of July, 1992 at 2:18 o'clock P.M., and recorded in book/reel/volume No. M92 on page 15091 or as fee/file/instrument/microfilm/reception No. 47331 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deputy

Fee \$30.00