

48671

MTC 27715-KR

WARRANTY DEED

Vol. M92 Page 17706

KNOW ALL MEN BY THESE PRESENTS, That

HERBERT A. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SALVADOR CAZAREZ and CELIA GARCIA CAZAREZ, 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:

Lot 3, Block 1 of TRACT 1181, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
TOGETHER WITH a 1979 HOMET 2U Mobile Home, Oregon License #X163159, and Serial #03910706M which is situate on the real property described herein.

"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 those of

record and those apparent upon the land, if any, as 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 \$ 20,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate 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 31st day of July, 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.

Herbert A. Wells
HERBERT A. WELLS

STATE OF OREGON,
County of Klamath) ss.
July 31, 19 92.

Personally appeared the above named _____
HERBERT A. WELLS

_____ and acknowledged the foregoing instrument to be _____ his voluntary act and deed.

Before me:

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)

HERBERT A. WELLS

P.O. BOX 152

MALIN, OR 97632

GRANTOR'S NAME AND ADDRESS

SALVADOR CAZAREZ and CELIA GARCIA CAZAREZ

P.O. BOX 296

MALIN, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:
SALVADOR CAZAREZ and CELIA GARCIA CAZAREZ

P.O. BOX 296

MALIN, OR 97632

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SALVADOR CAZAREZ and CELIA GARCIA CAZAREZ

P.O. BOX 296

MALIN, OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of Aug., 19 92, at 2:09 o'clock P. M., and recorded in book M92 on page 17706 or as file/reel number 48671.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$30.00