

48787

WARRANTY DEED

MTC 28028. mk Vol. m92 Page 17894

KNOW ALL MEN BY THESE PRESENTS, That

WARREN H. BYERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEVIN MANSFIELD and GREG BARRAGAN, JR. or the survivor thereof, 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:

The Southeast one-quarter of the Northwest one-quarter of Section 1, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

"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 \$ 7,500.00

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 29 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.

STATE OF OREGON,)
County of Klamath) ss.
July 29, 19 92

Warren H. Byers
WARREN H. BYERS

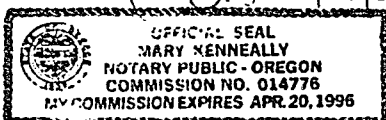
Personally appeared the above named WARREN H. BYERS

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96



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)

WARREN H. BYERS

P.O. BOX 5188

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

KEVIN MANSFIELD, GREG BARRAGAN and JR.

373 RIVER OAKS CIRCLE #907

SAN JOSE, CA 95134

GRANTEE'S NAME AND ADDRESS

KEVIN MANSFIELD, GREG BARRAGAN and JR.

373 RIVER OAKS CIRCLE #907

SAN JOSE, CA 95134

NAME, ADDRESS, ZIP

KEVIN MANSFIELD, GREG BARRAGAN and JR.

373 RIVER OAKS CIRCLE #907

SAN JOSE, CA 95134

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 11thday of Aug., 19 92,at 2:39 o'clock P. M., and recordedin book M92 on page 17894 or asfile/reel number 48787.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Williams Deputy

Fee \$30.00