

49730

WARRANTY DEED
MTC 28229-KR

KNOW ALL MEN BY THESE PRESENTS, That

CAROLYN A. RAMIREZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called EDWARD J. HEPOKOSKI and NORMA M. ROLSTON 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 North 444.1 feet of that tract of land described as the South 660 feet except the West 1100 feet of Government Lot 6, Section 27, Township 34 South, Range 7 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 \$ 50,000.00

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 25th day of August, 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.
August 25, 19 92

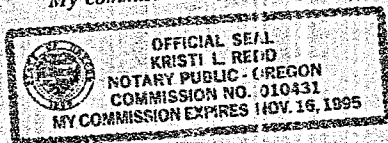
Personally appeared the above named
CAROLYN A. RAMIREZ

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

Before me:

Kristi L. Reid

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of Aug., 19 92, at 11:30 o'clock A.M., and recorded in book M92 on page 19319 or as file/reel number 49730.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Russell M. Mendenhall Deputy

Fee \$30.00