

49890

WARRANTY DEED
MTC 28297 mk

Vol. M92 Page 19636

KNOW ALL MEN BY THESE PRESENTS, That

ALEX FUGATE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK O. SALINAS and YOLANDA SALINAS, 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:

That portion of the N1/2 N1/2 SE1/4 NW 1/4 OF Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Westarly of the Southern Pacific Railroad right of way.

"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 \$ 27,500.00

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.

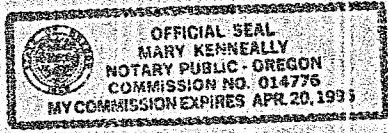
In Witness Whereof, the grantor has executed this instrument this 27 day of August, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath ss.
August 27, 1992

Personally appeared the above named
ALEX FUGATE

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

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/93



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 _____ (SEAL)
My commission expires: _____

ALEX FUGATE

PO BOX 88

CHEMULT, OR 97731

GRANTOR'S NAME AND ADDRESS

FRANK O. SALINAS and YOLANDA SALINAS

PO BOX 145

CHILLOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

ALEX FUGATE

PO BOX 145

CHILLOQUIN, OR 97624

NAME, ADDRESS, ZIP

ALEX FUGATE

PO BOX 145

CHILLOQUIN, OR 97624

NAME, ADDRESS, ZIP

ALEX FUGATE

PO BOX 145

CHILLOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON.

ss.

County of Klamath
I certify that the within instrument was
received for record on the 28th
day of Aug., 1992,
at 11:00 o'clock A. M., and recorded
in book M92 on page 19636 or as
file/reel number 49890

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra Y. Neiderhiser Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY