

50069

WARRANTY DEED

MTC 28260

Vol. 92 Page 19960

KNOW ALL MEN BY THESE PRESENTS, That Ralph Lopez and Rosie Lopez, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald L. Merman and Peggy J. Merman, 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:

PLEASE SEE REVERSE SIDE FOR DESCRIPTION

"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 of the date of this deed, and any taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 55,000.00. 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 29th 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, California)
County of Los Angeles) ss.
August 29, 19 92

Ralph Lopez

Rosie Lopez

Personally appeared the above named
***Rosie Lopez and Ralph Lopez**

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

Before me:

Christine Lee Vicencio
Notary Public for Oregon, California

My commission expires: 1-26-96



Christine Lee Vicencio
COMM #954035
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Jan. 26, 1996

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 _____

I certify that the within instrument was

received for record on the _____

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer

_____, Deputy

SPACE RESERVED

FOR

RECORDER'S USE

After recording return to:

Klamath Trust Federal
540 Main St
750 97601

NAME, ADDRESS, ZIP

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

Klamath Trust Federal
540 Main St
750 97601

NAME, ADDRESS, ZIP

19961

LEGAL DESCRIPTION

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 2 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, North 71 degrees 16' 48" West, 353.51 feet from the Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along said Southerly lot line, 131.23 feet; thence North 10 degrees 00' 00" East, 347.80 feet; thence South 82 degrees 39' 00" East, 112.57 feet to the Westerly line of said Parcel 2; thence South 07 degrees 21' 00" West 373.30 feet, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

* * * END * * *

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of Sept. A.D., 19 92 at 3:18 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 19960.

FEE \$35.00

Evelyn Biehn - County Clerk

By Carolene M. Miller

Unofficial Copy