

MTZ 28310-KR

KNOW ALL MEN BY THESE PRESENTS, That

LOWELL A. MOHR and MARTHA J. MOHR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

NEWPORT VIEJO INC., a California corporation

, 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 7, Block 10, TRACT NO. 1026, THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

92 SEP 9 AM 3 26

"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 all those of record and those apparent upon the land as of 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 \$ 60,000.00

~~However, the above consideration is not to be construed as a warranty of title or as a warranty of the accuracy of the description of the property, which is the responsibility of the grantor. The grantor hereby warrants that the above consideration is the true and actual consideration paid for this transfer.~~

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 27th 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 27, 19 92

Lowell A Mohr  
LOWELL A. MOHR  
Martha J Mohr  
MARTHA J. MOHR

Personally appeared the above named  
LOWELL A. MOHR and MARTHA J. MOHR

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

Before me:

Kristi L. Redd

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)

LOWELL A. MOHR &amp; MARTHA J. MOHR

STATE OF OREGON,

5219 Barry  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Newport Viejo Escrow  
24172 Alicia Parkway  
Mission Viejo, CA 92691

GRANTEE'S NAME AND ADDRESS

After recording return to:

Newport Viejo Escrow

24172 Alicia Parkway

Mission Viejo, CA 92691

NAME, ADDRESS, ZIP

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

Newport Viejo Escrow

24172 Alicia Parkway

Mission Viejo, CA 92691

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

County of Klamath ) ss.  
I certify that the within instrument was received for record on the 9th

day of Sept., 19 92,  
at 3:26 o'clock P. M., and recorded  
in book M92 on page 20634 or as  
file/reel number 50449

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Nuland Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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