

mtc 28428-KR
KNOW ALL MEN BY THESE PRESENTS, That
RONALD ALSBROOK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by YOLANDA SALINAS and STEVE SALINA, with rights of survivorship, 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 10 in Block 5 of LENOX, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: See Exhibit "A" on reverse of this deed which is made a part hereof by this reference.

MOUNTAIN TITLE COMPANY

"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 as stated on the reverse of this deed and those of record and those apparent upon land, if any, 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 \$ 14,000.00.
~~HOWEVER, THE GRANTOR CONSIDERS THIS DEED TO BE A GIFT OF THE PROPERTY AND NO CONSIDERATION HAS BEEN PAID FOR THE SAME. THE GRANTOR KNOWS THE NATURE OF THE PROPERTY AND THE APPLICABLE LAWS AND REGULATIONS AND HAS CHOSEN TO MAKE THIS DEED A GIFT. THE GRANTOR KNOWS THE NATURE OF THE PROPERTY AND THE APPLICABLE LAWS AND REGULATIONS AND HAS CHOSEN TO MAKE THIS DEED A GIFT. THE GRANTOR KNOWS THE NATURE OF THE PROPERTY AND THE APPLICABLE LAWS AND REGULATIONS AND HAS CHOSEN TO MAKE THIS DEED A GIFT.~~

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 24th day of September, 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.
September 24, 19 92.

Ronald Alsbrook
RONALD ALSBROOK

Personally appeared the above named _____
RONALD ALSBROOK

_____ and acknowledged the foregoing instrument to be his 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 _____,

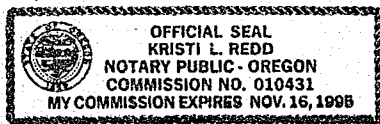
_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)



RONALD ALSBROOK
2807 Virginia
Redding, CA 96003
GRANTOR'S NAME AND ADDRESS

YOLANDA SALINAS & STEVE SALINAS
PO BOX 145, CHILOQUIN OR 97624
GRANTEE'S NAME AND ADDRESS

Alert recording return to:
YOLANDA SALINAS & STEVE SALINAS
PO BOX 145
CHILOQUIN OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
YOLANDA SALINAS & STEVE SALINAS
PO BOX 145
CHILOQUIN OR 97624

NAME, ADDRESS, ZIP

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.

SPACE RESERVED

FOR
RECORDER'S USE

Recording Officer

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Taxes for the fiscal year 1989-1990, delinquent: Original Amount: \$349.91, plus interest. Account #3909-07CA-12000 Key #537155.
2. Taxes for the fiscal year 1990-1991, delinquent: Original Amount \$320.40, plus interest. Account #3909-07CA-12000 Key #537155.
3. Taxes for the fiscal year 1991-1992, delinquent: Original Amount \$333.86, plus interest. Account #3909-07CA-12000 Key #537155.
4. Taxes for the fiscal year 1992-1993, a lien not yet due and payable. Account #3909-07CA-12000 Key #537155.

The Grantees named herein have hereby agreed to assume and pay in full all of the above described real property taxes delinquent and not yet due and payable.

5. City lien, due to the City of Klamath Falls; Improvement Unit No. 51 Card No. 156 Amount: \$1,102.66; Unpaid balance: \$630.40, plus interest, if any.

The Grantees named herein DO NOT agree to assume nor pay the above described City Lien and the Grantor named herein agrees to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 24th day
of Sept. A.D., 19 92 at 2:44 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 22091.

Evelyn Biehn County Clerk

FEE \$35.00

By *Deborah M. Mulholland*