51994 MTC 28369 HF WARRANTY DEED Vol. M92 Page 23479

KNOW ALL MEN BY THESE PRESENTS, That ROBERT GARROSS *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* ANTHONY P. SANTOS *, 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 12 in Block 17, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'92 OCT 7 PM 3 04

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 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 $ 12,000.00 ~~[illegible]~~

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 18 *day of* Sept *, 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.*

X. Robert Garross
ROBERT GARROSS

STATE OF ~~OREGON~~ CALIFORNIA *)*
County of ALAMEDA *) ss.*
9-18 *, 19* 92 *.*

Personally appeared the above named ROBERT GARROSS *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: [signature]
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 12/29/92

OFFICIAL SEAL
BOYARD ROWE
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My comm. expires DEC 29, 1992

STATE OF ~~OREGON~~ CALIFORNIA *, County of* ALAMEDA *) ss.*
The foregoing instrument was acknowledged before me this SEPT. 18 *, 19* 92 *, by* _____ *, president, and by* _____ *, secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: *(SEAL)*

~~ROBERT GARROSS~~
~~1322 PERALTA AVE.~~
~~BERKELEY, CA 94702~~
GRANTOR'S NAME AND ADDRESS

ANTHONY P. SANTOS
~~357 NORTH MAIN ST. #6~~
~~MANTECA, CA 95336~~
GRANTEE'S NAME AND ADDRESS

After recording, return to:
ANTHONY P. SANTOS
~~357 NORTH MAIN ST. #6~~
~~MANTECA, CA 95336~~
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
ANTHONY P. SANTOS
357 NORTH MAIN ST. #6
MANTECA, CA 95336
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co
on this 7th day of Oct. A.D., 19 92
at 3:04 o'clock P M. and duly recorded
in Vol. M92 of Deeds Page 23479.
Evelyn Biehn County Clerk
By Pauline Mullendore
Deputy.

Fee, $30.00

Recording Officer
By _____ *Deputy*

MOUNTAIN TITLE COMPANY