

53641

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WARRANTY DEED

MTZ 28122-LB

Volume 92 Page 26464

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN R. HUGHES and KATHY J. HUGHES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLORA C. BAUTISTA, 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 659 in Block 116 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 48,000.00

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 3rd day of November, 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.  
November 3, 19 92.

Personally appeared the above named \_\_\_\_\_  
STEPHEN R. HUGHES  
KATHY J. HUGHES

\_\_\_\_\_ 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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STEPHEN R. HUGHES and KATHY J. HUGHES  
1407 Pine Grove Rd.  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
FLORA C. BAUTISTA  
2702 W. ST GERTRUDE PLACE  
SANTA ANA, CA 92704

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
FLORA C. BAUTISTA  
2702 W. ST GERTRUDE PLACE  
SANTA ANA, CA 92704

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
FLORA C. BAUTISTA  
2702 W. ST GERTRUDE PLACE  
SANTA ANA, CA 92704

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath  
I certify that the within instrument was received for record on the 9th day of Nov., 19 92, at 11:41 o'clock A.M., and recorded in book M92 on page 26464 or as file/reel number 53641.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk  
Recording Officer  
By Quinn M. Mendenhall Deputy

fee \$30.00