

KNOW ALL MEN BY THESE PRESENTS, That
RAMON M. JIMINEZ and PEGGY L. JIMINEZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD COMBS and CINDY COMBS, 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:

Lots 12 and 13 in Section 3 and Lots 9 and 16 in Section 4, all in Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion lying East of the East right of way line of the Southern Pacific Railroad.

"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 23rd day of Dec, 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, 19 92 ss.
Dec 23

Ramon M. Jimenez
 RAMON M. JIMINEZ
Peggy L. Jimenez
 PEGGY L. JIMINEZ

Personally appeared the above named
RAMON M. JIMINEZ
PEGGY L. JIMINEZ

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

Before me: Helen M. Fink
 Notary Public for Oregon
 My commission expires:

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)



RAMON M. JIMINEZ and PEGGY L. JIMINEZ
 PO BOX 503
 CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

EDWARD COMBS and CINDY COMBS
 P.O. BOX 792
 CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:
EDWARD COMBS and CINDY COMBS
 P.O. BOX 792
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
EDWARD COMBS and CINDY COMBS
 P.O. BOX 792
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,
 County of Klamath ss.

I certify that the within instrument was received for record on the 23 day of December, 19 92, at 2:54 o'clock P. M., and recorded in book M92 on page 30615 or as file/reel number 55617, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mueller Deputy

Fee: \$ 30.00