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WARRANTY DEED (CORPORATION)

ASPEN TITLE & ESCROW, INC., TRUSTEE for PERLA ENTERPRISES INC., a n
Oregon Corporation and WESTERN ZAPATA LAND CORP.,
a Nevada corporation, hereinafter called grantor, conveys to

(State of incorporation)

DAVID N. BENDER, JR. and ELIZABETH PETO-BENDER, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 12, Block 4, Tract 1029, SPRAGUE RIVER PINES, in the County of Klamath,
State of Oregon.

CODE 116 MAP 3408-22CO TL 9700

and covenant(s) that grantor is owner of the above described property free of all encumbrances except _____

Covenants, conditions, restrictions, reservations, rights, rights of way

and easements of record, if any, and those apparent on the land.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 15,000.00 .*

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
13th day of January, 1993.

(Corporate Seal)

By Andrew A. Patterson President

By Marlene T. Addington Secretary

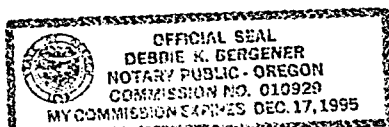
STATE OF OREGON, County of Klamath) ss.

January 13, 1993.

Personally appeared Andrew A. Patterson and Marlene T. Addington who, being duly sworn,
did say that he is the President and Secretary of
Aspen Title & Escrow Inc. and that the seal

affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed
and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said
instrument to be its voluntary act and deed.

Official Seal



Before me:

Debbie K. Bergener
Notary Public for Oregon
My commission expires: 12-17-95

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Aspen Title & Escrow Inc

TO

David N & Elizabeth Bender

After Recording Return to:

David N & Elizabeth Bender
Bender HHC 19th Supcom
Unit # 15015 Box 2491
APO AP 96218-1071

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 13th day of Jan., 1993
at 3:25 o'clock P.M. and recorded in book M93
on page 988 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Danley N. Nix Deputy

Fee \$30.00