

56997

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CHARLES F. JUSTUS and SHIRLEY A. JUSTUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHNNY S. FERREA and MIRYAM L. FERREA, 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:

The North 96.64 feet of Lot 15, Block 9, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT any portion lying within the right of way of Gary Street. TOGETHER WITH a 1980 EMBAS Mobile Home, Oregon License #X170064, which is situate on the real property described herein.

SUBJECT TO: Contract of Sale dated June 6, 1985 recorded in Volume M85, page 8409, Micorifilm Records of Klamath County, Oregon in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs as Vendors which the Grantees named above hereby agree to assume and pay in full.

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 all those of record and those apparent upon the land 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 \$ 65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 28th day of January, 19 93; 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.
January 28, 19 93.

CHARLES F. JUSTUS
SHIRLEY A. JUSTUS

Personally appeared the above named
CHARLES F. JUSTUS and SHIRLEY A. JUSTUS

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

Before me:

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: _____



CHARLES F. JUSTUS & SHIRLEY A. JUSTUS
2500 S SIXTH ST
KLAMATH FALLS OR 97601

JOHNNY S. FERREA & MIRYAM L. FERREA
11355 E JAHANT RD
ACAMPO CA 95220

After recording return to:

JOHNNY S. FERREA & MIRYAM L. FERREA
11355 E JAHANT RD
ACAMPO CA 95220

NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following address.

JOHNNY S. FERREA & MIRYAM L. FERREA
11355 E JAHANT RD ACAMPO CA (95220) 95220

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of January, 19 93, at 3:48 o'clock P. M., and recorded in book M93 on page 2209 or as file/reel number 56997.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Muelken, Deputy

Fee: \$30.00

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