

57093

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KIM ALAN SANCHEZ, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by , 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 13 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH 1972 Flamingo Mobile Home with license plate #X70069 which is situate on the real property described herein. SUBJECT TO: See reverse Exhibit "A" which is made a part hereof by this reference

"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

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 \$ 18,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the check 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 25th 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.

KIM ALAN SANCHEZ

STATE OF OREGON,

Acknowledgement Certificate

State of California
County of San Diego }

On January 25, 1993 AD. before me, Jo Anne Klassen, personally appeared: KIM ALAN SANCHEZ, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



This certificate valid only when attached to: Mountain Title Company Dated: 1/25/93 Pages: 1

KIM ALAN SANCHEZ
9643 EL GRANADA PL
LAKESIDE, CA 92040
GRANTOR'S NAME AND ADDRESS
TIMOTHY DARTEN CLAUSON
30595 5th St East
Sonoma CA 96476
GRANTEE'S NAME AND ADDRESS

After recording return to:
TIMOTHY DARTEN CLAUSON
30595 5th St East
Sonoma CA 95476
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
TIMOTHY DARTEN CLAUSON
30595 5th St East
Sonoma CA 95476
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of ss.
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number . Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SUBJECT TO:

1. Mobile Home taxes for the fiscal year 1987-1988, delinquent.
Original Amount: \$103.63 plus interest
Account No: M-070069
Key No: 32360
Code No: 211
 2. Mobile Home taxes for the fiscal year 1988-1989, delinquent.
Original Amount: \$101.54 plus interest
Account No: M-070069
Key No: 32360
Code No: 211
 3. Mobile Home taxes for the fiscal year 1989-1990, delinquent.
Original Amount: \$117.68 plus interest
Account No: M-070069
Key No: 32360
Code No: 211
 4. Mobile Home taxes for the fiscal year 1990-1991, delinquent.
Original Amount: \$106.18 plus interest
Account No: M-070069
Key No: 32360
Code No: 211
 5. Taxes for the fiscal year 1991-1992, delinquent.
Original Amount: \$180.97 plus interest
Account No: 3909 007BD 02600
Key No: 535870
Code No: 211
 6. Mobile Home taxes for the fiscal year 1991-1992, delinquent.
Original Amount: \$104.14 plus interest
Account No: M-070069
Key No: 32360
Code No: 211
 7. Taxes for the fiscal year 1992-1993, a lien due and payable.
Account No: 3909 007BD 02600
Amount: \$171.47
Key No: 535870
Code No: 211
 8. Mobile Home taxes for the fiscal year 1992-1993, a lien due and payable.
Account No: M-070069
Amount: \$95.60
Key No: 32360
Code No: 211
 9. City Lien in favor of the City of Klamath Falls;
Improvement Unit: 51
Card: 25
Docketed: December 21, 1983
Original Amount: \$2,030.86
Unpaid Balance : \$1,556.96, plus interest
 10. A County Tax Warrant for the amount herein stated, plus interest and statutory charges;
Warrant No: 92-919
Recorded: September 30, 1992
Volume: M92, page 22722, Microfilm Records of Klamath County, Oregon
Amount: \$760.08
Debtor: Victor B. Sanchez and Leoma G. Sanchez
(Mobile Home)
- THE GRANTEE, TIMOTHY DARIEN CLAUSON, AGREE TO PURCHASE THE REAL PROPERTY DESCRIBED HEREIN SUBJECT TO THE ABOVE REFERENCED LIENS. THE GRANTOR, KIM ALAN SANCHEZ, AGREES TO PAY THESE OBLIGATIONS IN FULL AND TO HOLD THE GRANTEE HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co
 of Feb. A.D., 19 93 at 11:31 o'clock A.M., and duly recorded in Vol. M93
 of Deeds on Page 2392
 FEE \$35.00
 Evelyn Biehn, County Clerk
 By Pauline M. Mendenhall