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ATC 39547

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Vol. 193 Page 3048

KNOW ALL MEN BY THESE PRESENTS, That ASPEN TITLE & ESCROW, INC., TRUSTEE FOR PERLA ENTERPRISES, INC., an Oregon Corporation and WESTERN ZAPATA** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CERINEO D. SUMBANG & ESTELA P. SUMBANG, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 5, Block 13, Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 6200

**LAND CORP., a Nevada Corporation.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Conditions, Reservations, Restrictions, Rights, rights of way and easements of record if any, and those apparent on the land.

grantor will warrant and forever defend the 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 \$ 12,150.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of February, 1993, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Aspen Title & Escrow Inc.
Marlene T. Addington

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on) ss.

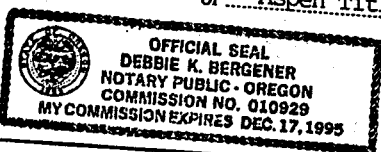
by) 19

This instrument was acknowledged before me on February 10, 1993

by Andrew A. Patterson and Marlene T. Addington

as President and Secretary

of Aspen Title & Escrow Inc.



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

Aspen Title & Escrow Inc.

Grantor's Name and Address

Cerineo D & Estela P Sumbang

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Cerineo D & Estela P Sumbang
123 East San Diego Ct
Dededo Guam 96912

Until requested otherwise send all tax statements to (Name, Address, Zip):
Cerineo D & Estela P Sumbang
123 East San Diego Ct
Dededo Guam 96912

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of Feb., 1993, at 10:33 o'clock A.M., and recorded in book/reel/volume No. M93 on page 3048 and/or as fee/file/instrument/microfilm/reception No. 57458, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE
By *Pauline M. Mullender*, Deputy.

Fee \$30.00

0791-SR053