

NL
57462 '92 FEB 11 AM 10 33

WARRANTY DEED

Vol. m93 Page 3054

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 LINLIN C. ROXAS, a married person as her separate property, 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 4, Block 13, Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 6100

**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 Covenants, conditions, restrictions, restrictions, rights, rights of way and easements of record if any, and those apparent on the land.

and that 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 \$ 12,780.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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, 19 93; 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on February 10, 19 93,

by _____

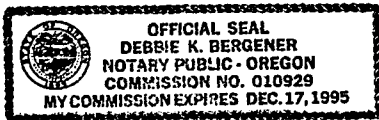
Andrew A Patterson and Marlene T Addington

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

Linlin C Roxas

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Linlin C Roxas

PO Box 11393

Tamuning Guam 96931

Until requested otherwise send all tax statements to (Name, Address, Zip):

Linlin C Roxas

PO Box 11393

Tamuning Guam 96931

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of Feb, 19 93, at 10:33 o'clock A.M., and recorded in book/reel/volume No. M93 on page 3054 and/or as fee/file/instrument/microfilm/reception No. 57462, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Debbie K Bergener, Deputy.

Fee \$30.00

0791-SR049