

58004

WARRANTY DEED

MTC-29364-KR

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KNOW ALL MEN BY THESE PRESENTS, That JIMMIE D. HAMBLIN and JANET S. HAMBLIN, husband and wife 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 East 144 feet of Lot 4 in LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 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 \$ 46,500.00

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 26th day of February, 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.  
February 26, 19 93

Personally appeared the above named  
JIMMIE D. HAMBLIN  
JANET S. HAMBLIN

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

Before me:

Kristi L. Redd

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: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

JIMMIE D. HAMBLIN and JANET S. HAMBLIN  
3001 SUMMERS LANE  
KLAMATH FALLS, OR 97603

GRANTORS NAME AND ADDRESS  
JOHNNY S. FERREA and MIRYAM L. FERREA  
11355 E. JAHANT RD.  
ACAMPO, CA 95220

GRANTEE'S NAME AND ADDRESS  
JOHNNY S. FERREA and MIRYAM L. FERREA  
11355 E. JAHANT RD.  
ACAMPO, CA 95220

NAME, ADDRESS, ZIP  
JOHNNY S. FERREA and MIRYAM L. FERREA  
11355 E. JAHANT RD.  
ACAMPO, CA 95220

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 1st day of March, 19 93, at 11:38 o'clock A.M., and recorded in book M93 on page 4154 or as file/reel number 58004.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Darlene Mulder Deputy

Fee \$30.00