

60005 93 APR 16 PM 3 24

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH P. VALENZUELA AND ROSALIE M. VALENZUELA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERIC F. BONDISHU

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:

A parcel of land situate in Lot 10 in Block 3 of TRACT NO. 1091-LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 10; thence North 06° 57' 27" East, along the Easterly line of said Lot 10, 7.54 feet; thence North 85° 34' 49" West 51.07 feet to a point on the Southerly line of said Lot 10; thence South 77° 08' 29" East 51.29 feet to the point of beginning, containing 192 square feet.

(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 except those of record and apparent to 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 \$100,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12th day of April, 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.

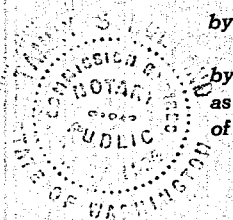
WASHINGTON

STATE OF OREGON, County of Clatsop

This instrument was acknowledged before me on

by Joseph P. Valenzuela + Rosalie M. Valenzuela, 1993,

This instrument was acknowledged before me on



by
as
of

Joseph P. Valenzuela

Rosalie M. Valenzuela

4-12, 1993

1993

James D. Holland

Washington

Notary Public for Oregon

My commission expires 6-27-94

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 16th day of April, 1993, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M93 on page 8006 and/or as fee/file/instrument/microfilm/reception No. 60005, Record of Deeds of said County. Witness my hand and seal of County affixed.

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

SPACE RESERVED
FOR
RECORDER'S USE

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

Eric Bondshu
1198 Buck Island Dr.
Klamath Falls, OR 97603

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

Eric Bondshu
1198 Buck Island Dr.
Klamath Falls, OR 97603

Fee \$30.00