

63867

WARRANTY DEED  
MTC 30095-HF

KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. FOGLE and JOYCE K. FOGLE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAMON E. AYALA and ANA MARIA AYALA, also known as ANA MARIA MACIAS ACEVES\* 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:

\* HUSBAND AND WIFE

Lots 11 and 12 of Block 47 of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 10 feet of Lot 11.

SUBJECT TO: Trust Deed recorded February 1, 1977\* wherein the Beneficiary is

First Federal Savings and Loan Association of Klamath Falls, Oregon. The

grantees herein agree to assume and to pay this obligation in full.

in M77, page 1794 in the Microfilm Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 \$ 28,000.00

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 24 day of June, 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 KlamathJune 24, 19 93

Personally appeared the above named

RICHARD R. FOGLE

JOYCE K. FOGLE

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

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires:



STATE OF OREGON, County of \_\_\_\_\_

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)

RICHARD R. FOGLE and JOYCE K. FOGLE  
4829 LORRAYNE PL.  
KLAMATH FALLS, OR 97603

RAMON E. AYALA and ANA MARIA AYALA  
PO Box 357  
MALIN OR 97632

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STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of June, 19 93 at 11:03 A.M. and recorded in book M93 page 15548 or as file reel number 63867

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Randall M. Anderson Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY