

WARRANTY DEED

MTC 30379-1K R

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM M. DOLINSKY and RITA SUE DOLINSKY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARCOS J. AGUILAR

, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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 \$ 57,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the ~~XXXXX~~ 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 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 20th day of July, 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.July 20, 19 93.

Personally appeared the above named

WILLIAM M. DOLINSKYRITA SUE DOLINSKY

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)

WILLIAM M. DOLINSKY and RITA SUE DOLINSKY1718 SHAWNA COURTKLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

MARCOS AGUILAR100 WOODLAWN AVE. #76CHULA VISTA, CA 91910

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARCOS AGUILAR100 WOODLAWN AVE. #76CHULA VISTA, CA 91910

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

MARCOS AGUILAR100 WOODLAWN AVE. #76CHULA VISTA, CA 91910

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

MTC Number: 30379-KR

LEGAL DESCRIPTION

A portion of that tract of land described in Volume M80, page 24962, Microfilm Records of Klamath County, Oregon, being the portion of the NW1/4 of Section 34, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8 inch iron rod; thence North 89 degrees 48' 06" East, 420.00 feet along the North boundary of said tract of land to a 5/8 inch iron rod and the true point of beginning of this description; thence continuing along said North boundary, North 89 degrees 48' 06" East, 474.26 feet to a 5/8 inch iron rod; thence South 00 degrees 05' 25" East 344.26 feet to a 5/8 inch iron rod on the South boundary of said tract of land; thence South 89 degrees 55' 16" West, 344.90 feet along said South boundary to a 5/8 inch iron rod; thence North 20 degrees 44' 15" West, 366.86 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of the County Engineer.

Subject to: A road easement 30 feet in width for ingress and egress over and across the North 30 feet of the above described property.

TOGETHER WITH a 1976 MARLE MOBILE HOME, Oregon License #X132392, Serial #H14370FB060192 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 21st day
of July A.D., 19 93 at 11:55 o'clock A. M., and duly recorded in Vol. M93,
of deeds on Page 17734.

Evelyn Biehn County Clerk

FEE \$35.00

By Dorlene Mulken