

NL

65002

ATC 40260
WARRANTY DEED

Vol. M93 Page 17832

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 Benjamin B. Cubacub and Maria Irma C. Cubacub, husband and wife 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 17, Block 8, Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 7600

****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 except Covenants, conditions, restrictions, reservations, 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 \$ 13,900.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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, 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.

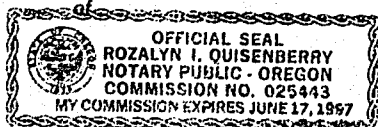
In Witness Whereof, the grantor has executed this instrument this 22nd day of July, 1993.
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 22, 1993,
by Andrew A. Patterson and Marlene T. Addington

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



Rozalyn I. Quisenberry
Notary Public for Oregon
My commission expires 6-17-97

Grantor's Name and Address

Grantee's Name and Address

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

Benjamin B. Cubacub and Maria Irma C. Cubacub
P.O. Box 11408
Tamuning, Gu. 96931

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of July, 1993, at 10:34 o'clock A.M., and recorded in book/reel/volume No. M93 on page 17832 and/or as fee/tile/instrument/microfilm/reception No. 65002, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Rozalyn I. Quisenberry, Deputy.

Fee \$30.00