

65023

WARRANTY DEED

Vol. 1193 Page 17880

KNOW ALL MEN BY THESE PRESENTS, That Joseph R. Monroe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joan Arlene Noguera

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:

The North One Half ( $N\frac{1}{2}$ ) of Lot Twenty-three (23) Block Three (3) FIRST ADDITION to ALTAMONT ACRES, according to the duly recorded maps and plats of said Addition on file in the office of the county clerk of said county and state.

SUBJECT, however, to all contracts with the United States of America, Klamath Irrigation District relative to reclamation of said land; and all rights of way for roads, ditches and canals, water rights and assessments therefor.

(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

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 \$love and affection. 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.

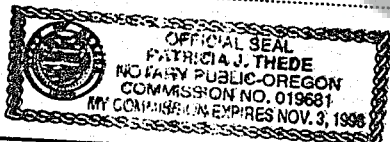
In Witness Whereof, the grantor has executed this instrument this 22 day of July, 1993 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 J.R. Monroe

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



Patricia J. Thebe  
My commission expires 11-3-96 Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

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

Joan Noguera  
817 Craft Ave  
El Cerrito, CA 94530

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

Joan Noguera  
817 Craft Ave  
El Cerrito, CA 94530

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 11:52 o'clock A.M., and recorded in book/reel/volume No. M93 on page 17880 and/or as fee/file/instrument/microfilm/reception No. 65023, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Daniel M. Mulder, Deputy.

Fee \$30.00

30<sup>th</sup> ck