

**WARRANTY DEED — STATUTORY FORM**  
(Individual or Corporation)

Vol 93 Page 26094

69317

Quelimane Co., Inc., 6253 Hollywood Bl #614, Los Angeles, CA 90028

Grantor, conveys and warrants to Anabella A. Gumabon, married woman as her sole and separate property, 10235 Kauffman Ave., South Gate, Ca. 90280

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The property is located in Klamath County, Oregon

Lot 6, Block 7, Riverview  
R 3909-005CA-05000

THIS INSTRUMENT CONFERS PROPERTY RIGHTS WHICH ARE PROTECTED BY THE LAWS AND THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF OREGON. 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 should check with the appropriate city or county planning department to verify approved uses.

Subject to covenants, conditions, restrictions, reservations, easements and zoning existing and/or of record, and subject to any facts an accurate survey may reveal. Grantor DOES NOT WARRANT availability of streets or utilities or the cost of installation thereof, nor zoning, buildability or any other restrictions which may be imposed by any governmental entity. Excepting therefrom certain subsurface mineral rights of record, but without right to surface entry.

The true consideration for this conveyance is \$ 1,350.00 (Here comply with the requirements of ORS 93.030\*)

Dated this 19th day of September, 1993; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

*Punty Bogart*  
Punty Bogart, Ass't Sec'y

Quelimane Co., Inc.

P. Bogart, Sec'y.

STATE OF CALIFORNIA )  
County of Los Angeles ) ss.  
September 19, 1993 )  
Personally appeared the above named  
Punty Bogart and P. Bogart

STATE OF Calif. County of Los Angeles ) ss.

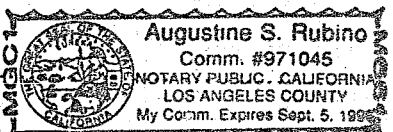
Personally appeared Punty Bogart and P. Bogart, who, being duly sworn,

for himself and not one for the other, did say that the former is the Secretary & Ass't Sec'y of the Quelimane Co., Inc.

and acknowledged the foregoing instrument to be voluntary act and deed

was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:



Notary Public for

My commission expires:

Before me:

Notary Public for California

My commission expires:

\* If the consideration consists of or includes other property or value, add the following:  
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)"

Quelimane Co., Inc.  
6253 Hollywood Bl #614  
Los Angeles, CA 90028  
Grantor's Name and Address

Anabella A. Gumabon  
10235 Kauffman Ave.  
South Gate, Ca. 90280  
Grantee's Name and Address

After recording return to:  
Anabella A. Gumabon  
10235 Kauffman Ave.  
South Gate, Ca. 90280  
Name, Address, Zip

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

Anabella A. Gumabon!  
10235 Kauffman Ave.  
South Gate, Ca. 90280  
Name, Address, Zip

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Western Land Bank  
on this 7th day of Oct. A.D., 1993  
at 2:41 o'clock P. M. and duly recorded  
in Vol. M93 of Books Page 26094  
Evelyn Biehn County Clerk  
By *Douglas M. Henderson* Deputy.

Fee, \$30.00