

71170

11-12-93A10:42 RCVD

K-44909

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Until a change is requested,
all tax statements shall be
sent to the following address:
Samuel and Donna Guarrera
2511 N. Northbank Road
Otis, Oregon 97368-9753

After Recording Return To:

Rob C. Fotheringham
5285 SW Meadows Rd., Ste 350
Lake Oswego, OR 97305

WARRANTY DEED

SAMUEL GUARRERA also known as SAM GUARRERA and DONNA L. GUARRERA also known as DONNA GUARRERA, Grantor, convey and warrant to SAMUEL GUARRERA and DONNA L. GUARRERA, TRUSTEES OF THE SAMUEL GUARRERA AND DONNA L. GUARRERA FAMILY TRUST DATED October 29, 1993, Grantee, the following real property situated in Klamath County, State of Oregon, to-wit:

Beginning at the southeast corner of Block 64, the same being also the southeast corner of Lot 1, Block 64, NICHOLS ADDITION TO LINKVILLE (now City of Klamath Falls), Oregon; thence in a northwesterly direction along the westerly line of Eighth Street a distance of 65 feet; thence at right angles in a Southwesterly direction parallel with Lincoln Street a distance of 65 feet more or less to the southwesterly line of said Lot 1; thence at right angles in a southeasterly direction following the southwesterly line of Lot 1 for a distance of 65 feet to the northwesterly line of said Lincoln Street; thence in a northeasterly direction along the said Lincoln Street a distance of 65 feet to the place of beginning, being the southeasterly 65 feet square of said Lot 1 in said Block 64 of said Addition, in the County of Klamath, State of Oregon.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is NONE.

THIS INSTRUMENT WILL NOT ALLOW THE 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.

29870

DATED 10-29, 1993.Samuel Guarrera
Samuel GuarreraDonna L. Guarrera
Donna L. Guarrera

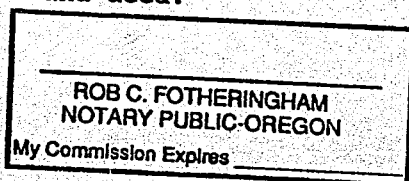
STATE OF OREGON)

County of Lincoln)

ss.

October 29, 1993

Personally appeared before me the above named **SAMUEL GUARRERA** and **DONNA L. GUARRERA**, and declared the same to be their voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission Expires: 1/15/94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 12th day
of November A.D., 19 93 at 10:42 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 29869

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller