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71402

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Marjorie L. Barleen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sebastian and Teresa Gutierrez 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 14 and the Westerly 1/2 of Lot 13, Block 22, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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 for real property taxes for the current fiscal year (1993-94) which are now due and payable.

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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2 day of December, 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.

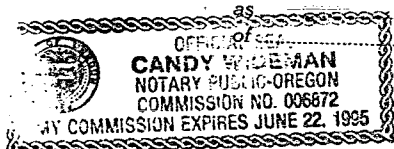
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Marjorie L. Barleen

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 2, 1993, by Marjorie L. Barleen

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



Candy Wideman

My commission expires 6-22-95 Notary Public for Oregon

Marjorie L. Barleen

Klamath Falls, OR 97603

Grantor's Name and Address

Sebastian and Teresa Gutierrez

235 Martin Street

Klamath Falls, OR 97601

Grantee's Name and Address

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

Bradford J. Aspell

122 S. 5th Street

Klamath Falls, OR 97601

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

Sebastian and Teresa Gutierrez

214 Martin Street

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of Nov, 1993, at 10:10 o'clock AM, and recorded in book/reel/volume No. M93 on page 30360 and/or as fee/file/instrument/microfilm/reception No. 71402, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Robert M. Biehn, Deputy

Fee \$30.00