

72226

MOUNTAIN TITLE COMPANY

MTC-31596-MK
WARRANTY DEED

Vol. MA 3 Page 32097

KNOW ALL MEN BY THESE PRESENTS, That

RENE' LARRANAGA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

SANDRA HERNANDEZ

the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 8 in Block 8 of FAIRMEN ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

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.

LIMIT OF LAWFUL USES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN CRS 30-930. AND TO DETERMINE ANY

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 34,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof 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 seal affixed by its officers, duly authorized thereto by order of its board of directors.

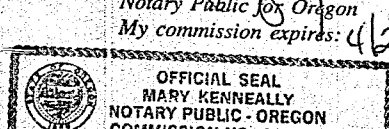
STATE OF OREGON,

County of KlamathDecember 2, 1993 ss.Personally appeared the above named
RENE' LARRANAGARene' Larranaga
RENE' LARRANAGA

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/20/98

STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this _____, 19____, by _____

_____, president, and by _____

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

RENE' LARRANAGA

P.O. BOX 1702

ALTURAS, CA 96101

GRANTOR'S NAME AND ADDRESS

SANDRA HERNANDEZ

127 RAILROAD AVE. #10

CLOVERDALE, CA 95425

GRANTEE'S NAME AND ADDRESS

After recording return to:

SANDRA HERNANDEZ

127 RAILROAD AVE. #10

CLOVERDALE, CA 95425

NAME, ADDRESS, ZIP:

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

SANDRA HERNANDEZ

127 RAILROAD AVE. #10

CLOVERDALE, CA 95425

NAME, ADDRESS, ZIP:

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was

received for record on the 2ndday of Dec., 1993at 3:45 o'clock P. M., and recordedin book M93 on page 32097 or asfile/reel number 72226

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

Dorinda M. Williams, Deputy

Fee \$30.00

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