

MTC 30408-mk

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JUAN RODRIGUEZ-PENA ALSO KNOWN AS JUAN PENA and RAMONA MORELOS, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS J. WYSOCKI and ALEXANDER J. WYSOCKI, with the rights of survivorship hereinafter called the grantee, 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 thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4, Block 2, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/68th interest in and to Lots 4 and 5 of Block 1, RAINBOW PARK ON THE WILLIAMSON.

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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. 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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 6,000.00

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 24th day of January, 19 94, 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 Klamath) ss.
January 24, 19 94

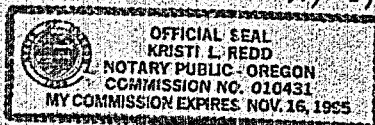
Personally appeared the above named

JUAN PENA aka Juan Rodriguez-Pena
RAMONA MORELOS

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

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)

JUAN PENA and RAMONA MORELOS

2222 RAINBOW PARK Po Box 305
MAJIN, OR 97632

GRANTOR'S NAME AND ADDRESS

DENNIS J. WYSOCKI and ALEXANDER J. WYSOCKI

PO BOX 631 561
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

DENNIS J. WYSOCKI and ALEXANDER J. WYSOCKI

PO BOX 631 561
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

DENNIS J. WYSOCKI and ALEXANDER J. WYSOCKI

PO BOX 631 561
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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 26th day of Jan, 19 94, at 2:43 o'clock P M., and recorded in book M94 on page 2754 or as file/rel number 75028

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mendenhall Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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01-26-94P12:43 RCVD