

82218

06-06-94P01:46 RCVD

WARRANTY DEED

Vol 94 Page 17669

KNOW ALL MEN BY THESE PRESENTS, That FRED W. VEIGA AND CAROL J. HOPE (who acquired title as Carol J. Veiga)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. BOUYER, AN UNMARRIED MAN AND DAVID C. BOUYER, AN UNMARRIED MAN hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

The West 1/2 of the North West 1/4 of the South West 1/4 of the South East 1/4 of Section 13, Township 35, South Range 12, East Willamette Meridian, consisting of five acres more or less. Excluding therefrom the Southernly 30 feet as a non-exclusive easement for ingress and egress.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ -0-
 However, the consideration for this transfer, stated in terms of dollars, is \$ 0.00 (which is the whole consideration for this transfer, stated in terms of dollars, is \$ 0.00)

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 16 day of May, 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.

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.

CALIFORNIA
 STATE OF OREGON

County of ORANGE
 May 19, 19 94

Personally appeared the above named

FRED W. VEIGA AND
 CAROL J. HOPE

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

MELANIE M. HOCKEY
 COMM. #950539

Notary Public for Oregon
 My commission expires 4-7-97

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed 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.

Notary Public for Oregon
 My commission expires: _____

(If executed by a corporation, affix corporate seal)

Fred W. Veiga and Carol J. Hope
 640 North Tustin Ave. #103
 Santa Ana, Calif. 92705

GRANTOR'S NAME AND ADDRESS

John R. Bouyer and David C. Bouyer
 600 So. Glassell #88
 Orange, Calif. 92666

GRANTEE'S NAME AND ADDRESS

After recording return to:

John R. Bouyer and David C. Bouyer
 600 South Glassell #88
 Orange, Calif. 92666

NAME, ADDRESS, ZIP

Should a change in ownership of the above described property be made, the following address shall be used for the purpose of recording the deed.

John R. Bouyer and David C. Bouyer
 600 So. Glassell #88
 Orange, Ca. 92666

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of June, 19 94, at 1:46 o'clock P.M., and recorded in book/reel/volume No. M94 on page 17669 or as fee/file/instrument/microfilm/reception No. 82218, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mullins, Deputy

Fee \$30.00

SPACE RESERVED FOR RECORDER'S USE