

82220

06-06-94P01:46 RCVD

WARRANTY DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JENNIFER L. VEIGA, 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 East 1/2 of the North West 1/4 of the North 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 Southern 30 feet as an 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 whole consideration, which includes other property or value given or promised which is part of the consideration, should be stated here.

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 18 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA
STATE OF OREGON, ss.

County of ORANGE, ss.

May 19, 19 94

Personally appeared the above named

FRED W. VEIGA AND

CAROL J. HOPE

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

MELANIE M. HOLATO

Notary Public for Oregon

My commission expires 4-7-97

STATE OF OREGON, County of ss.

Personally appeared, 19, ss.

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

a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Fred W. Veiga/ Carol J. Hope
640 No. Tustin Ave. #103
Santa Ana, California 92705

GRANTOR'S NAME AND ADDRESS

Ms. Jennifer L. Veiga
765 South Grant
Denver, Colorado 80209

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ms. Jennifer L. Veiga
765 South Grant
Denver, Colorado 80209

NAME, ADDRESS, ZIP

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

Ms. Jennifer L. Veiga
765 South Grant
Denver, Colorado 80209

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath, ss.

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 17671 or as fee/file/instrument/microfilm/reception No. 82220, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mulholland, Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00