

MTC 33618-JU

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MAURICE HAMMOCK and ANGELEEN HAMMOCK, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ENRIQUE GARCIA CUELLO, 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:

The NE1/4 SW1/4 NE1/4 and the S1/2 SW1/4 NE1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 5,500.00. However, the actual consideration consists of or includes the money paid over of promissory note to the grantee part of the consideration in the sum of \$5,500.00. The sum of \$5,500.00 is the sum of \$5,500.00. See ORS 93.030.

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 22 day of August, 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.  
August 22, 19 94.

Personally appeared the above named  
MAURICE HAMMOCK  
ANGELEEN HAMMOCK

Maurice L Hammock  
MAURICE HAMMOCK

Angeleen Hammock  
ANGELEEN HAMMOCK

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

Before me: Jessica Whitlatch STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Notary Public for Oregon 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)

OFFICIAL SEAL  
JESSICA WHITLATCH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029491  
MY COMMISSION EXPIRES NOV 07, 1997

MAURICE HAMMOCK and ANGELEEN HAMMOCK  
7530 SCHOOL HOUSE ROAD  
DORRIS, CA 96023

GRANTOR'S NAME AND ADDRESS

ENRIQUE GARCIA CUELLO  
623 W. HERMOS  
SANTA MARIA, CA 93454

GRANTEE'S NAME AND ADDRESS

After recording return to:  
ENRIQUE GARCIA CUELLO  
623 W. HERMOS  
SANTA MARIA, CA 93454

NAME, ADDRESS, ZIP

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

ENRIQUE GARCIA CUELLO  
623 W. HERMOS  
SANTA MARIA, CA 93454

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Sept, 19 94, at 3:33 o'clock P M., and recorded in book M94 on page 29347 or as file/reel number 88323, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullendore Deputy

Fee \$30.00

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