

70874

MOUNTAIN TITLE COMPANY

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WARRANTY DEED

MTC 31297-HF

KNOW ALL MEN BY THESE PRESENTS, That

DARLE HELMERS and ROSE HELMERS, as tenants by the entirety

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

FRANCES B. VALLEJOS

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 tencement, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 12, 13, 14, ¹⁵ 16 and 17 in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS DOCUMENT IS BEING RECORDED TO CORRECT LEGAL DESCRIPTION

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

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 \$ 90,000.00

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 20 day of Nov 19 93; 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 19 93

Personally appeared the above named

DARLE HELMERS

ROSE HELMERS

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

Before me:

Alex M. Fink
Notary Public for Oregon
My commission expires:

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)



OFFICIAL SEAL

HELEN M. FINK

NOTARY PUBLIC - OREGON

COMMISSION NO. 014766

MY COMMISSION EXPIRES APR. 20, 1996

DARLE HELMERS and ROSE HELMERS

5159 HWY 97 N.

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

FRANCES B. VALLEJOS

1932 Del Moro

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

FRANCES B. VALLEJOS

1932 Del Moro

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

FRANCES B. VALLEJOS

1932 Del Moro

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 5thday of Nov, 19 93.at 10:53 o'clock A.M. and recordedin book 893 on page 29296 or asfile/reel number 70874.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mulvaney Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

11-05-93A10:53 RCVD

MOUNTAIN TITLE COMPANY

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and in my care and custody
 INTERESTIMONY WHEREOF I have hereunto set my hand and affixed the
 seal of said County his 26 day of Sept A.D. 1994
 EVELYN BIEHN Klamath County Clerk
B. Orville Muehlbauer Deputy

Evelyn Biehn - County Clerk
By Consuelo M. Mendez

[illegible]