

12-01-94A09:52 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

MODESTO W. JIMENEZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. NOSAL and VIRGINIA T. NOSAL, as tenants by the entirety, 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 1, Block 1, Tract No. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 12,500.00

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 28th day of November, 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.
November 28, 19 94.

Personally appeared the above named
MODESTO W. JIMENEZ

and acknowledged the foregoing instrument
to be his 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)

MODESTO W. JIMENEZ

2041 Sargent

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JOHN A. NOSAL and VIRGINIA T. NOSAL

P.O. Box 555

Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

Also known as

JOHN A. NOSAL and VIRGINIA T. NOSAL

P.O. Box 555

Keno, OR 97627

NAME, ADDRESS, ZIP

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

JOHN A. NOSAL and VIRGINIA T. NOSAL

P.O. Box 555

Keno, OR 97627

NAME, ADDRESS, ZIP

SINCE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 1st
day of Dec, 19 94,
at 9:52 o'clock A M., and recorded
in book M94 on page 36589 or as
file/reel number 91847.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mullins Deputy

Fee \$30.00