

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. LUNDBERG AS  
TRUSTEE OF THE JOHN L. LUNDBERG LOVING TRUST DATED JULY 24

hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by J. ANTONIO ULLOA AND ESTHER OLIVA, husband and wife \_\_\_\_\_, 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:

~~Lots 18 and 19 in Block 24 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.~~

**SUBJECT TO:** Trust Deed recorded February 2, 1973 in the Microfilm Records of Klamath County, Oregon wherein the Beneficiary is Firstbank Mortgage Corporation, a Washington Corporation. THE GRANTEEES HEREIN AGREE TO ASSUME AND TO PAY THIS OBLIGATION IN FULL.

THIS OBLIGATION IN FULL,  
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

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 \$ 31,500.00

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 13 day of January, 19 95; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath  
1/13, 19 95

JOHN L. LUNDBERG, TRUSTEE  
OF THE JOHN L. LUNDBERG LOVING TRUST

*Personally appeared the above named*  
JOHN L. LUNDBERG AS TRUSTEE OF  
THE JOHN L. LUNDBERG LOVING TRUST

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be HIS voluntary act and deed.

Before me: Helen 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)

(SEAL

~~TRUSTEE OF THE JOHN L. LUNDBERG LOVING~~

~~P.O. BOX 7448~~  
~~KLAMATH FALLS. OR 97601~~

GRANTOR'S NAME AND ADDRESS

323 DIVISION STREET  
KLAMATH FALLS, OR 97601

GRANTER'S NAME AND ADDRESS

After noon ☐ ☒ ESTELA OLIVA  
J. ANTONIO ULLOA  
323 DIVISION STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
J. ANTONIO CULLOA & ESTEVA OLIVA  
323 DIVISION STREET  
KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 13th day of Jan, 1995 at 2:27 o'clock P. M., and recorded in book M95 on page 992 or as file/reel number 93600

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letch, Co, Clerk  
Recording Officer  
By Pauline Muller Deputy

FEE: \$30.00

**MOUNTAIN TITLE COMPANY**