

~~NTG 34~~
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
ROSE MARIE ROLDAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEE OF
THE GRAHAM LOVING TRUST DATED July 1, 1993, 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 East one-half of tract 48 and 49, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

****This document is being rerecorded to correct vesting of grantee****

MOUNTAIN TITLE COMPANY

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 forever, 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

~~The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00.~~

XXXXXX
Set ORS

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 24 day of January, 1995; 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, *California*
County of *Alameda*
January 24th, 1995 ss

~~ROSE MAPLE ROLDAN~~

ROSE MARIE ROLDAN *Personally appeared the above named* —

_____ and acknowledged the foregoing instrument
to be _____ her _____ voluntary act and deed.

Before me:

Notary Public for Oregon *California*
My commission expires: *Dec. 1, 1997*

OFFICIAL SEAL
GABRIELA SALAZAR
Notary Public - California
ALAMEDA COUNTY
My Commission Expires
Dec. 1, 1997
Comm. # 1010477

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)

STATE OF OREGON.

County of Klamath

I certify that the within instrument was
received for record on the 31st
day of Jan. N 95
at 2:45 o'clock P. M. and was recorded
in book M95 on page 283 of its
file/reel number 1967702
Record of Deeds of said county.
Witness my hand and seal of office
affixed.

Bernetha G. Letsch, Clerk
 Recording Officer
 by Daniel Mullendore Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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MOUNTAIN TITLE COMPANY

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day
of Feb A.D., 19 95 at 2:53 o'clock P M., and duly recorded in Vol. 895
of Deeds on Page 2470
Bernetha G. Letsch, County Clerk
By Roseline Mullendore

FEE \$10.00