

## WARRANTY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MODESTO VALENCIA and IRMA VALENCIA, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

***"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."***

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.

part of the transaction in which the goods are sold, and the goods are sold to the buyer for the purpose of resale.

*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 17 day of February, 1993;  
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.

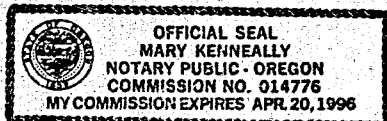
STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.

Personally appeared the above named \_\_\_\_\_  
WESTERN HOMES, INC.

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

**Before me:**

**Notary Public for Oregon**  
**My commission expires:**



STATE OF OREGON, County of Umatilla ) ss.

The foregoing instrument was acknowledged before me this February 17, 1945, by Cottley King  
O president, and by O  
 secretary of Western Homes

a Chester corporation, on behalf of the corporation.

Notary Public for Oregon Annually  
My commission expires: 12-31-91 (SEE)

WESTERN HOMES, INC.  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603  
GRANTOR'S NAME AND ADDRESS  
MODESTO VALENCIA and IRMA VALENCIA  
3607 BOARDMAN AVE.  
KLAMATH FALLS, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
MODESTO VALENCIA and IRMA VALENCIA  
3607 BOARDMAN AVE.  
KLAMATH FALLS, OR 97601

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

**MODESTO VALENCIA and IRMA VALENCIA**  
**3607 BOARDMAN AVE.**  
**KLAMATH FALLS, OR 97601**  
NAME ADDRESS ZIP

STATE OF OREGON, SS.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or all file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

**MOUNTAIN TITLE COMPANY**

# **EXHIBIT 'A'** **LEGAL DESCRIPTION**

A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 156.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence North 89 degrees 40' West along the North line of said Lot 4 a distance of 75 feet; thence South 0 degrees 26' West parallel with Bisbee Street a distance of 141.8 feet to a point on the North line of Boardman Avenue; thence South 89 degrees 40' East along said North line a distance of 75.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of Feb A.D., 1995 at 3:41 o'clock P M., and duly recorded in Vol. 295  
of Deeds on Page 3620.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

Darlene C. Mulendore