

WARRANTY DEED

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MTC 24935 MK

KNOW ALL MEN BY THESE PRESENTS, That
DONALD E. BAILEY and GEORGE A. PONDELLA, JR., as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
LUIS V. FLORES and SUSAN FLORES, 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:

~~That portion of the East half of the West half of the Southeast Quarter of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Northerly right of way line of the Sprague River Highway in the County of Klamath, State of 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 \$ 32,000.00

[illegible]

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 21 day of March, 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,
County of Clatsop
March 21, 1995

Personally appeared the above named _____
DONALD E. BAILEY

GEORGE A. PONDELLA JR.

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

Before me: Notary Public for Oregon
My commission expires: 1/12/2012



DONALD E. BATLEY
Donald E. Batley
GEORGE A. PONDELLA, JR.
George A. Pondella, Jr.

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)

DONALD E. BAILEY and GEORGE A. PONDELLA, JR.
5727 WASHBURN WAY
KLAMATH FALLS, OR 97603

LUIS V. FLORES and SUSAN FLORES
4433 CLARK AVE.
LONG BEACH, CA 90808

After recording return to:

LUIS V. FLORES and SUSAN FLORES
4433 CLARK AVE.
LONG BEACH, CA 90808

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

LUIS V. FLORES and SUSAN FLORES
4433 CLARK AVE.
LONG BEACH, CA 90808

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of March, 19 95, at 11:05 o'clock A. M., and recorded in book M95 on page 6943 or as file/reel number 96807.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Lersch, County Clerk
By Shirley L. Lersch Recording Officer
Deputy

Fee \$30.00