## 96908

03-24-95P03:42

MOUNTAIN TITLE COMPANY

## MOUNTAIN TITLE COMPANY

WARRANTY DEED 34942 DS

Vol M95 Page

KNOW ALL MEN BY THESE PRESENTS, That FRANCISCA A. HUMPHREY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_

<u>JOSEFINA M. TRUJILLO and MARTIN TRUJILLO, husband and wife</u>, 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 <u>KLAMATH</u> and State of Oregon, described as follows, to-wit:

Lot 10 in Block 57 of SECOND ART SPRINGS 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

## 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 s grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and be 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. 31,000.00

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 <u>24th</u> day of <u>March</u>, 19 <u>95</u>; if a corporate grantor, it has caused its name to be signed and seal affined by its officers, duly authorized thereto by order of its board of directors.

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STATE OF OREGON.	FRANCISCA A. HUMPHREY
County of Klamath ) ss.	$\mathcal{O}$
March 24 19 95	
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- FRANCISCA A. HUMPHREY	
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and acknowledged the foregoing instrument	
to be <u>her</u> voluntary act and deed.	
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	president, and by
	secretary of
A CREAL SEAL YA	
BRASSA DAWN SCHOOLER 0	corporation, on behalf of the corporation
	corporation, on behalf of the corporation
COMMISSION NO. 040228	ry Public for Oregon
The second	
May C	commission expires: (SEAL
-FRANCISCA A. HUMPHREY	
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KLAMATH FALLS, OR 97601	
GRANTOR'S NAME AND ADDRESS	County of Klamath
JOSEFINA M. TRUJILLO and MARTIN TRUJILLO	County of <u>Klamath</u> I certify that the within instrument wa
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