

NA

WARRANTY DEED

99852

KNOW ALL MEN BY THESE PRESENTS, That Joseph P. Cruz

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH P. CRUZ and Pauline P. Rodrigues not as tenants in common but with full rights of survivorship, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The N 1/2 of the NW 1/4 of the NW 1/4 in Section 28, Township 34 South, Range 8 East of the Willamette Meridian, lying North of Sprague River Highway and West of the Sprague River, in the County of Klamath, State of Oregon. EXCEPTING the Westerly 20 feet.

CODE 8 MAP 3408 28B0 TL 400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land

and that grantor will warrant and forever defend the 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 \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of, 19.....; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Santa Clara ss.

This instrument was acknowledged before me on 5-5, 1995,

by Joseph P. Cruz and Pauline P. Rodrigues, 1995,

as



Mary Lou Perez
 Notary Public for Oregon
 My commission expires Oct. 31, 1995

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Joseph P. Cruz
Pauline P. Rodrigues
1505 Sundown Ln
San Jose CA 95127

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
 County of Klamath

I certify that the within instrument was received for record on the 11th day of May, 1995, at 3:27 o'clock P.M., and recorded in book/reel/volume No. M95 on page 12262 and/or as fee/file/instrument/microfilm/reception No. 99852, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk
 NAME TITLE
By Spitta Freitag, Deputy.

FEE:\$30.00

05-11-95P03:27 RCVD