

4276

Vol. m95 Page 21233


Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

AYC # 04043574
 ASPEN TITLE & ESCROW, INC., TRUSTEE FOR PERLA ENTERPRISES INC., an Oregon Corporation and Western Zapata Land Corp., a Nevada *, hereinafter called grantor, convey(s) to NESTOR R. ABLOG and VIOLETA C. ABLOG, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as: *Corporation

Lot 13, Block 1, Tract 1029, SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-21DO TL 1200

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 21,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (Indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

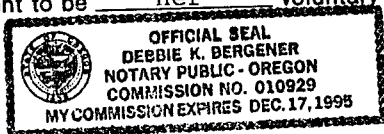
IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of August, 19 95.

ASPEN TITLE & ESCROW, INC.

Marlene T. Addington
 ss.

STATE OF OREGON, County of Klamath
August 9, 19 95.

Personally appeared the above named Marlene T Addington as Secretary of Aspen Title and Escrow Inc. and acknowledged the foregoing instrument to be Her voluntary act and deed.



Before me:

Debbie K. Bergener
 Notary Public for Oregon
 My Commission Expires: 12-17-95

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nestor R & Violeta C Ablog
PO Box 1447 Gualo Rai Village
Saipan, M.P. 96950
 NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of Aug, 19 95, at 10:48 o'clock A M., and recorded in book/reel/volume No. M95 on page 21233 or as document/fee/file/instrument/microfilm No. 4276, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
 NAME TITLE

By Rauline Mullendore Deputy

Fee \$30.00

FORM 685-2.5M