

T1032

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Phillip E. Sandoval and Cherry Sandoval hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dwayne E. Sandoval hereinafter called the grantee, 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:

Property Description: Block 5, Lot 2, Sun Forest Estates, State of Oregon, Klamath County.

Subject to the following Restrictions, Reservations, Easements and Rights of Way of Record.

(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

No encumbrances

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 \$ 1.20

① 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). (The sentence between the symbols ①, 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 1 day of 1, 19 1983; 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.

Phillip E. Sandoval
Cherry Sandoval

STATE OF OREGON, County of ss.

This instrument was acknowledged before me on , 19 , by

This instrument was acknowledged before me on , 19 , by as of

Notary Public for Oregon

My commission expires

Phillip E. and Cherry Sandoval
24975 Lucien Way
Hayward Ca. 94544

Grantor's Name and Address

Dwayne E. Sandoval
He 61 Box 1214
Lapine, Or. 97739

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Dwayne E. Sandoval
He 61 Box 1214
Lapine, Or. 97739

Until requested otherwise send all tax statements to (Name, Address, Zip):
Dwayne E. Sandoval
He 61 Box 1214
Lapine, Or. 97739

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. , Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy.

35072

CA 19 95 12 26

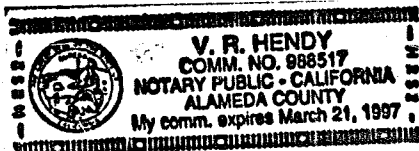
35073

STATE OF CALIFORNIA

COUNTY OF

Alameda

On 12/19/95 before me, V.R. Hendy, personally appeared Phillip E. Sandoval & Cherry Sandoval, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

V.R. Hendy
Notary public in and for said State.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.
Cowdery's Form No. 10G — ACKNOWLEDGMENT — General (Civil Code 1189(a)) (Revised 1/93)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 26 day
of Dec. A.D., 19 95 at 1:45 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 35072.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Douline Mullendore