

OK

27086

K-48782
WARRANTY DEED

Vol. 1996 Page 33268



KNOW ALL MEN BY THESE PRESENTS, That PATSCHECK VEIGA DEVELOPMENT INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PAUL W. & SHELLY L. PETERSEN

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

TWP 35 RANGE 9, BLOCK SEC. 26, TRACT NE 4, SE 4, ACRES 40.00

A Portion of Parcel 2 of Land Partition 67-92, more particularly described as follows:

The NE 1/4 SE 1/4, of Section 26, Township 35 South, Range 9 E.W.M.

It is the intent of Patscheck-Veiga Development Inc. by execution of this Warranty Deed to extinguish the contract dated April 1, 1993, recorded as Vol. M93, Page 7048 as Document #59528 on April 7, 1993

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 40,000.00

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 ①, if not applicable, should be deleted. See ORS 93.030.)

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 14 day of October, 1996, if a corporate grantor, it has caused its name to be signed and its seal 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.

PATSCHECK-VEIGA DEVELOPMENT INC. BY:

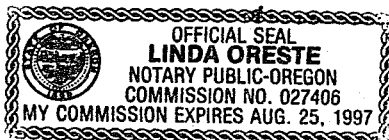
Fred W. Veiga, President

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on October 14, 1996, by Fred W. Veiga

This instrument was acknowledged before me on _____, 19____, by _____

as _____



Linda Oreste

Notary Public for Oregon

My commission expires August 25, 1997

Patscheck-Veiga Development Inc.

C/O Carol Hope

26408 Naomi Drive, Hemet, Calif. 92544

GRANTOR'S NAME AND ADDRESS

Paul W. & Shelly L. Petersen

32230 SAGE RD.
HEMET CA. 92544

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul W. & Shelly L. Petersen

32230 SAGE RD.
HEMET CA. 92544

NAME, ADDRESS, ZIP

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

Paul W. & Shelly L. Petersen

32230 SAGE RD.
HEMET CA. 92544

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of October, 1996, at 3:15 o'clock P.M., and recorded in book/reel/volume No. M96 on page 33268 or as fee/file/instrument/microfilm/reception No. 27086, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rosa Deputy

Fee: \$30.00

96 Oct 21 P3:15