

39429

MTC 41164-LW
WARRANTY DEED

Vol. 1197 Page 18685

WILLIAM C. PAUGSTAT AND MARJORIE R. PAUGSTAT, TRUSTEES OF THE PAUGSTAT LOVING TRUST DATED JULY 12, 1990 AS TO PARCEL 1 AND WILLIAM C. PAUGSTAT AND MARJORIE R. PAUGSTAT, AS TENANTS BY THE ENTIRETY AS TO PARCEL 2, Grantor(s) hereby grant, bargain, sell and convey to: MODESTO A. VALENCIA and IRMA A. VALENCIA, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

97 JUN 17 P3:24 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1136 TAMARA DR., KLAMATH FALLS, OR 97603

Dated this 13 day of June, 1997.

TRUSTEE OF THE PAUGSTAT LOVING TRUST

BY: William C. Paugstat TRUSTEE
WILLIAM C. PAUGSTAT

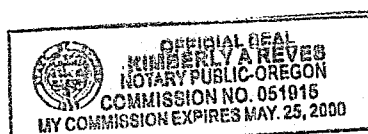
BY: Marjorie R. Paugstat TRUSTEE
MARJORIE R. PAUGSTAT
William C. Paugstat
WILLIAM C. PAUGSTAT

Marjorie R. Paugstat
MARJORIE R. PAUGSTAT

STATE OF OREGON SS. JUNE 13 19 97
COUNTY OF KLAMATH

Personally appeared the above named WILLIAM C. PAUGSTAT AND MARJORIE R. PAUGSTAT AS INDIVIDUALS AND AS TRUSTEES OF THE PAUGSTAT LOVING TRUST

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT41164-LW

Return to:
MODESTO A. VALENCIA
1136 TAMARA DR.
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 7 in Block 12 of Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Northerly 2 feet of Lot 6 in Block 12 of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of June A.D., 19 97 at 3:24 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 18685.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Koss