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**41366**  
**MTC 1396-8472**  
 97 JUL 21 P3:1 Vol. M7 Page 22951  
 STATE OF OREGON, ss.  
 Ynocincio A. Briones and Teresa M. Briones  
 County of \_\_\_\_\_  
 2138 Eberlein  
 Klamath Falls, OR 97601  
 Grantor's Name and Address  
 Ircincio H. Briones  
 2138 Eberlein  
 Klamath Falls, OR 97601  
 Grantee's Name and Address  
 After recording, return to (Name, Address, Zip):  
 Ircincio H. Briones  
 2138 Eberlein  
 Klamath Falls, OR 97601  
 Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 Ircincio H. Briones  
 2138 Eberlein  
 Klamath Falls, OR 97601

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ynocincio A. Briones also known as I. A. Briones and Teresa M. Briones, Husband and Wife, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Inocincio H. Briones, hereinafter called 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:

Lot 4, Block 304, of Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): \_\_\_\_\_

, 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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is  the whole  part of the (indicate which) consideration. (The sentence between the symbols  $\ominus$ , 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.

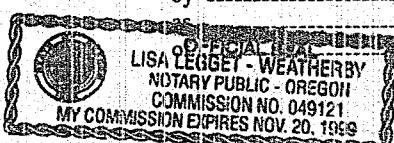
In witness whereof, the grantor has executed this instrument this 19<sup>th</sup> day of June, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEED 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 \_\_\_\_\_

This instrument was acknowledged before me on June 19<sup>th</sup>, 1997, by Ynocincio A. Briones also Known as I. A. Briones

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

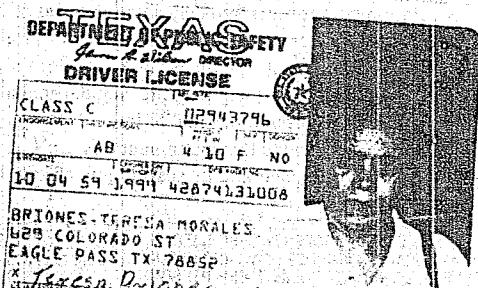
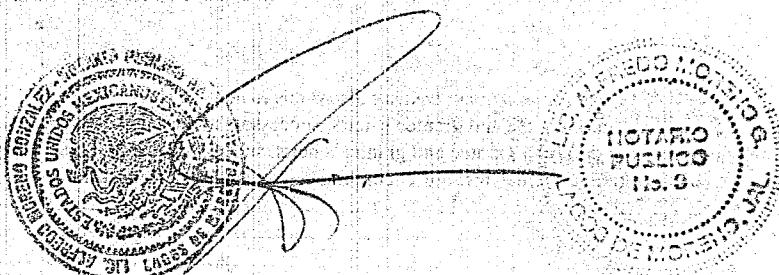


D. D.  
 Lisa Leight - Weatherby  
 Notary Public for Oregon  
 My commission expires 11/20/99

22952

\*\*\*\*\* CERTIFICACION NOTARIAL:- En la ciudad de Lagos de Moreno, Jalisco, el dia 10 diez de Julio de 1997 mil novecientos noventa y siete, Ante Mi, LICENCIADO ALFREDO MORENO GONZALEZ, NOTARIO PUBLICO TITULAR NUMERO 3 TRES DE ESTA MUNICIPALIDAD, comparecio la señora TERESA MORALES DE BRIONES, conocida en Estados Unidos de America como "TERESA M. BRIONES", quien se identifica con licencia de manejo, expedida en el Estado de Texas, Estados Unidos de America a su favor y ante mi presencia manifesta: Que ratifica el contenido y firma puesta en un documento redactado en idioma inglés, ("Warranty Deed"), "escritura de propiedad con garantía de título", otorgado en el Estado de Oregon, Estados Unidos de America, por medio del cual, expresa su conformidad para que su esposo señor Ynocencio A. Briones, también conocido como I. A. Briones, enajene un inmueble propiedad de ambos cónyuges, cuya descripción y datos, aparecen al anverso de este documento; en el que su conformidad para enajenarlo y firma, obra contenido en el mismo anverso de este documento.- Tomé razón de la anterior certificación, en mi Libro Registro de Certificaciones, Tomo X Décimo, con el Número 5,773 cinco mil setecientos setenta y tres que le correspondió.- Se dieron los avisos de Ley y se pagaron los impuestos correspondientes al Estado.- Para constancia imprime sus huellas digitales la compareciente y firma conjuntamente con el suscrito Notario que autoriza y da fe, el dia de su otorgamiento, siendo las 13.20 trece horas con veinte minutos.. Ante Mi.

*Teresa M. Briones*



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of A. M. E. M. title the 21st day  
of July A.D. 19 97 at 3:11 o'clock P. M. and duly recorded in Vol. M97  
of Deeds on Page 22951.

FEE \$35.00

Bernetha G. Lettsch, County Clerk  
*Kathleen Rose*