

59710

After recording return to (Name, Address, Zip)
ANGEL C. GARCIA & AMPARO PENA
4319 FARGO STREET
KLAMATH FALLS, OREGON 97603

Until requested otherwise send all tax statements to
SAME AS LISTED ABOVE

Vol 198 Page 20170

58 JUN 12 P3:16

K-51767-S

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHENDANT MOBILITY SERVICES CORPORATION, A DELAWARE CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ANGEL C. GARCIA AND AMPARO PENA, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP

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:

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

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 \$ 62,000.00

^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).^ (The sentence between the symbols ^, 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 2nd day of February, 19 98; 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.

20171

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.

Dated this 2nd day of FEBRUARY, 19 98.

CENDANT MOBILITY SERVICES, CORP.

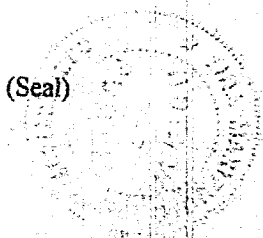
Crystal Abbey
BY Asst Secy.

ITS:

STATE OF CT)
COUNTY OF Fairfield) SS

I certify that I know or have satisfactory evidence that Crystal Abbey is/are the person(s) who appeared
(Names of person(s))
before me, and said person(s) acknowledged that (he/she/they) signed this instrument and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Asst Secy. of CENDANT MOBILITY SERVICES, CORP. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-20-98



Tina Marip
Notary Public in and for the State of CT
Residing at Danbury
(City)

My appointment expires 2/22/01
TINA MARIP
MY COMMISSION EXPIRES

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of FIRST AMERICAN TITLE the 12TH day
of JUNE A.D., 19 98 at 3:16 o'clock P M., and duly recorded in Vol. M98
of DEEDS on Page 20170

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch