

1999 NOV -9 PM 12:04

Vol. M99 Page 44739



Colleen P. Brewer
P.O. Box 924
Klamath Falls, Or. 97601

Grantor's Name and Address
Victor A. & Azucena B. Zeledon
2862 22nd St.
San Francisco, Ca. 94110

After recording, return to (Name, Address, Zip):

OC Victor A. & Azucena B. Zeledon
2862 22nd St.
San Francisco, Ca. 94110

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Victor A. & Azucena B. Zeledon
2862 22nd St.
San Francisco, Ca. 94110

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 11/09/99, at 12:04 p.m.
In Vol. M99 Page 44739
Linda Smith,
County Clerk Fee \$ 30.00

WARRANTY DEED - GRANTEES AS TENANTS BY ENTIRETY

KNOW ALL BY THESE PRESENTS that Colleen P. Brewer

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Victor A. Zeledon and Azucena B. Zeledon husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their 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:

Block 40, Lot 1 in FIRST ADDITION TO KLAMATH FOREST ESTATES, IN Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record and those apparent upon the land, if any, as the date of this deed

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 \$full consideration. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , 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 _____ day of _____, 19____; 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.

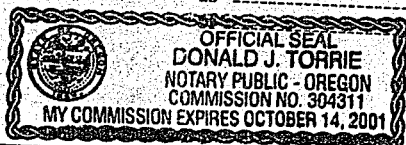
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

X Colleen P. Brewer
Colleen P. Brewer
By Lisa R. Westwood
Lisa R. Westwood
as attorney in fact.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Oct 9, 1999, by LISA R. WESTWOOD

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



Notary Public for Oregon

My commission expires 10-14-2001

425
30
CK