

1967/50

60047

Vol. 314 Page 8260

KNOW ALL MEN BY THESE PRESENTS, That RODNEY G. KLEIN and DOROTHY KLEIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARNOLD MIGLIACCIO and SARA J. MIGLIACCIO, husband and wife,

hereinafter called 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:

Lot 3 in Block 2 of PINE GROVE PONDEROSA, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contracts, liens, rules, regulations and assessments for irrigation, drainage & sewage, if any; conditions, restrictions, reservations, easements and rights of way of record, and those apparent on the land.

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 except as above set forth

and that grantor will warrant and forever defend the above granted 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 \$6,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration of this deed.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 30 day of May, 1970.

Rodney G. Klein
Dorothy Klein

STATE OF OREGON, County of Klamath) ss. May 30, 1970

Personally appeared the above named RODNEY G. KLEIN and DOROTHY KLEIN, husband

and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Notary Public for Oregon*

My commission expires 9/23/73



NOTE: The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Rodney G. Klein et ux

TO

Arnold Migliaccio et ux

AFTER RECORDING RETURN TO

Equitable Savings
Box 1750
City

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of JULY, 1972, at 10:51 o'clock A.M., and recorded in book M 72 on page 8260. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Karl W. Wenzel* Deputy