

88575

WARRANTY DEED

Bersaglieri

Allen J. & Jorgine M. Bersaglieri,

as tenants by the entirety

KNOW ALL MEN BY THESE PRESENTS, That, Shirley Lee Ortis, a single person, & Joan Lee Block, a single person, as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 2 in Block 1 of Tract No. 1007 known as WINCHESTER, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 21, 1970 in Book M-70 at page 8316, Microfilm Records.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winchester.

(Continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE.)

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 stated hereinabove.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00

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 and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of April, 1974, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

JOSEPHINE SS.

APRIL 19, 1974

Personally appeared the above named Allen J. & Jorgine M. Bersaglieri, as tenants in entirety, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 3-22-75

STATE OF OREGON, County of Klamath

Personally appeared:

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

Allen J. & Jorgine M. Bersaglieri

GRANTOR'S NAME AND ADDRESS

Shirley Lee Ortis & Joan Lee Block

GRANTEE'S NAME AND ADDRESS

Shirley Lee Ortis & Joan Lee Block

4209 STURDIVANT ST,
KLAMATH FALLS, ORE. 97601

NAME ADDRESS ZIP

FIRST FEDERAL SAVINGS & LOAN
540 MAIN ST. KLAMATH FALLS, ORE.
NAME ADDRESS ZIP 97601

STATE OF OREGON,

County of Klamath

I, George H. H. H., certify that the within instrument was received for record on the day of April, 1974.

SPACE RESERVED
FOR
RECORDER'S USE

in Book of Page or as
file/rec'd number
Recorded in books of said county.
Witness my hand and seal of
County of Klamath.

5638

5. Trust Deed, including the terms and provisions thereof, dated August 10, 1973, recorded August 22, 1973 in Book M-73 at page 11385, Microfilm Records, given to secure the payment of \$17,950.00, with interest thereon and such future advances as may be provided therein, executed by Allen J. Bersaglieri and Jorgine M. Bersaglieri, husband and wife to William Ganong, Jr., trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which said Trust Deed Purchaser hereby agrees to assume and pay and be bound by the terms and provisions thereof.

FURTHER SUBJECT TO: Reservations, restrictions and/or rights-of-way of record and those apparent on the land.

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSAMERICA TITLE INS. CO
on this 6th day of May A.D. 19 74
at 4:01 o'clock P M, and duly
recorded in Vol. M 74 of DEEDS
Page 5632
Wm D. MILNE, County Clerk
By *[Signature]* Deputy
Fee \$ 4.00