

1-1-74

92138

WARRANTY DEED

MARLON J. JANNUZZI and

LOIS A. JANNUZZI, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. HELLNER and CHRISTINE HELLNER, husband & 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 5 in Block 7 in Tract #1035 known as GATEWOOD, subject to:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land;
2. Utility easements as delineated on the recorded plat;
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of GATEWOOD.

(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

and that 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 \$ 28,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 day of August, 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)

Marlon J. Jannuzzi
Lois A. Jannuzzi

STATE OF OREGON,
County of Klamath
August 19, 1974.

Personally appeared the above named Marlon J. Jannuzzi and Lois A. Jannuzzi, husband and wife,

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

Before me:
James D. Gacchi
Notary Public for Oregon
My commission expires 10-25-74

STATE OF OREGON, County of Klamath
Personally appeared _____, 1974.

who, being duly sworn, 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:
Notary Public for Oregon
My commission expires: _____

Marlon J. Jannuzzi and
Lois A. Jannuzzi,

GRANTOR'S NAME AND ADDRESS
Robert A. Hellner and
Christine Hellner

GRANTEE'S NAME AND ADDRESS
First Federal
540 Main
Klamath Falls

NAME, ADDRESS, ZIP
First Federal Savings & Loan
6th and Main
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of August, 1974, at 10:14 o'clock A.M., and recorded in book M. 74 on page 10108 or as file/reel number 92138.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

FEE \$ 2.00