

WARRANTY DEED

Vol. 76 Page 5885

12855

KNOW ALL MEN BY THESE PRESENTS, That

KNOW ALL MEN BY THESE PRESENTS, That
BRIAN D. SEWELL and PENNY L. SEWELL, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PETER ANTHONY SCALA and DANA K. SCALA, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13, Block 4, FIRST ADDITION to BURFKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- SUBJECT TO:
1. Statutory powers, including power of assessment, of South Suburban Sanitary District.
 2. Statutory powers, including power of assessment, of Klamath Irrigation District.
 3. Conditions and restrictions as contained on dedicated plat.
 4. Building setback line 25 feet from street as shown on dedicated plat.
 5. Easement for irrigation ditch along rear lot line as shown on dedicated plat.
- CONTINUE DESCRIPTION ON REVERSE SIDE

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION 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.

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 set forth above

EXCEPT as set forth above 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 \$ 52,500.00

~~However, the actual consideration consists of or includes the property or value given or received which is~~
~~not stated in terms of dollars.~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

consideration paid or received.® (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

containing this deed and where the context so requires, the singular includes the plural and all grammatical

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 9th day of February, 1991, 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~~, CALIFORNIA)
County of) ss
April , 19 76 .

Personally appeared the above named
Brian D. Sewell.....

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
(OFFICIAL
SEAL)

Notary Public for ~~Orange~~ California
My commission expires:

STATE OF OREGON, County of Klamath) ss.
April 9, 1976
Personally appeared Penny L. Sewell

Personally appeared Penny L. Sewell and

and that the said instrument is the foregoing instrument of the corporate act of said corporation and that the said instrument is the voluntary act and deed of said corporation and that the said instrument is the voluntary act and deed of said corporation and that the said instrument is the voluntary act and deed of said corporation.

Before me, John M. C. H. her (OFFICIAL)

Notary Public for Oregon
My commission expires: 3/25/77

TO 447 CA (4-73)
(Individual)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On April 19, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared William A. Sewell

known to me

to be the person _____ whose name He subscribed
to the within instrument and acknowledged that He
executed the same.

WITNESS my hand and official seal.

Signature: Salvatore M. Cipriano

Name (Typed or Printed) _____



ATICOR COMPANY

within instru-
-record on the
, 19
, and recorded
or as
ounty.
' and seal of

Recording Officer
Deputy

OFFICIAL SEAL
PATRICIA M. CAPACI
NOTARY-PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
Commission Expires April 9, 1977

(This area for official notarial seal)

After recording return to : Mr and Mrs Peter Anthony Scala
4431 Bristol Ave. 5886
Klamath Falls Oregon 97601

Until a change tax statement to :

State of Oregon D.V.A.
1225 Ferry St S.E.
Salem Oregon 97310

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 22nd day of April A.D. 1976 / 1:52 o'clock P.M.,

duly recorded in Vol. M 76 of DEEDS on Page 5885

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drazil*