

L#03/40926 MT-2161

FORM No. 637—WARRANTY DEED (Individual or Corporate).

1-1-74

WARRANTY DEED

MAY 76 13773

18511
 KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. LETURNO and AMBER RENEE LETRUNO (whose true name is AMBER RENEE LETURNO), husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD LEE HUNSAKER, 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:

The East 96 feet of Lot 3 in Block 31 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof, on file in the records of Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land.

2. Taxes for the fiscal year 1976-77 are now a lien but not yet due and payable.

3. The right to the use of a driveway over the northerly five feet of the westerly 24 feet of premises as conveyed in the deed recorded February 27, 1929 in Book 86, page 93.

(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 hereinabove stated

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 \$ 28,500.00. 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 day of August, 1976; 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)

Robert E. Leturno
 Amber Renee Leturno

STATE OF OREGON,)
 County of Klamath) ss.
 August 1976

STATE OF OREGON, County of) ss.
 1976

Personally appeared and

Personally appeared the above named ROBERT E. LETURNO and AMBER RENEE LETURNO, husband and wife,

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

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

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:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires March 25, 1979

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires:

ROBERT E. LETURNO and AMBER RENEE LETRUNO
 aka AMBER RENEE LETURNO, husband and wife,

GRANTOR'S NAME AND ADDRESS
 RICHARD LEE HUNSAKER

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings Loan
 Shasta Plaza Branch
 City

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 County of Klamath

I certify that the within instrument was received for record on the 2nd day of SEPTEMBER, 1976, at 3:27 o'clock P.M., and recorded in book M. 76 on page 13773 or as file/reel number 18511.

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

WM. D. MILNE

By Hazel Dragan Recording Officer
 Deputy

FEES \$ 3.00