

1-1-74

18963

WARRANTY DEED

Vol. M76 Page 14387

KNOW ALL MEN BY THESE PRESENTS, That

AMERICO M. FRABOTTA and LILLIAN J. FRABOTTA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RAYMOND D. CLINTON and ELEANOR LOUISE CLINTON, 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:

A parcel of land situate in the NW1/4 of Section 3, township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the Northwest corner of Section 3, Township 40 South, Range 9 E.W.M.; thence North 89°54' 58" East along the North line of said Section 3, 110.06 feet; thence leaving said Section line South 26°48' 02" East 33.59 feet to the point of beginning for this description said point also being the intersection of the southerly right-of-way line of the Old Midland Road with the easterly right of way of K.I.D. C-4 Lateral; thence continuing South 26°48' 02" East along the Easterly right of way line of said canal, 308.56 feet to the point of beginning of a curve to the left; thence along the arc of a 99.56/foot radius curve to the left a distance of 81.38 feet (long chord South 50°13' 02" East, 79.13 feet); thence continuing along said canal right of way South 73°38' 02" East, 18.14 feet; thence leaving said canal right of way line North 00°05' 02" West, 331.48 feet to a point on the southerly right of way line of said Old Midland Road; thence along said right of way line South 89°54' 58" West 216.86 feet to the point of beginning, containing 1.00 acre more or less.

(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, subject to 1976/77 taxes, contracts and/or liens for irrigation and/or drainage, reservations and restrictions of record, easements and rights of way of record and those apparent on the land

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 \$ 40,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). If the sentence between the symbols @, it 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 10 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)

Americo M. Frabotta
Lillian J. Frabotta

STATE OF OREGON,

County of Klamath

August 10, 1976.

Personally appeared the above named
AMERICO M. FRABOTTA and
LILLIAN J. FRABOTTA, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-5-79

STATE OF OREGON, County of _____) ss.

, 19____

Personally appeared _____ and

_____ 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 be-
half 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:

AMERICO M. FRABOTTA and
LILLIAN J. FRABOTTA, husband and wife,
2636 Midland Road, Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

RAYMOND D. CLINTON and
ELEANOR LOUISE CLINTON,
husband and wife,
4500 Clinton, Klamath Falls, Oregon 97601
After recording return to:

Grantees, set forth above
P.O. Box 1376
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs
Salem, OR
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
14th day of September, 1976
at 2:23 o'clock PM, and recorded
in book M76 on page 14387 or as
file/reel number 18963.

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

Wm. D. Milne, County Clerk
Recording Officer
Deputy

fee \$3.00