

21053

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GERALD L. BROWN and DAWN P. BROWN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK LAGOMARSINO
and SANDY LAGOMARSINO, 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 4 in Block 4 of TRACT 1087, FIRST ADDITION TO BANYON PARK, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1976-'77.

2. Rules, regulations, and statutory powers of South Suburban Sanitary District.
3. Building setback line 25 feet from front of lot as shown on dedicated plat.
4. A 16 foot utility easement over Westerly portion of lot, as shown on dedicated plat.
5. Reservations and restrictions as shown on dedicated plat.
6. Reservations and restrictions as contained in instrument recorded in Volume 226
page 191, Deed Records of Klamath County, Oregon.
7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on
race, color, religion or national origin, imposed by instrument, including the terms
and provisions thereof, recorded December 23, 1974 in Book M74, page 16182, Microfilm
Records of Klamath County, Oregon.
8. Mortgage, including the terms and provisions thereof recorded April 23, 1976 in ***

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
***Book M76 at page 5976, Microfilm Records of Klamath County, Oregon, in favor of State of
Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the
Grantees herein assume and agree to pay, according to terms contained therein. 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 \$ 35,000.00
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 22nd day of October, 19 76,
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 Josephine } ss.
October 30, 19 76

Personally appeared the above named
Gerald L. Brown and Dawn P. Brown

and acknowledged the foregoing instru-
their voluntary act and deed.

Before me:
JOSEPH V. BENSON
NOTARY PUBLIC OREGON
My Commission Expires 10-30-77

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 _____

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: _____

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-
ment was received for record on the
2nd day of NOVEMBER, 1976,
at 12:41 o'clock P.M., and recorded
in book M.76 on page 17369 or as
file/reel number 21053

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

WM. D. MILNE
Recording Officer
By Hazel Unruh Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Frank Lagomarsino
4608 Alpine
City, 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Perry S.E.
Salem, OR 97310

NAME, ADDRESS, ZIP