

28852

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GINO A. CARNINI and BARBARA H. CARNINI, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSS CARIAGA and JEANNE CARIAGA, 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:

Lot 12 of the Subdivision of Lot 803, ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$10,000.00. 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 28th day of April, 1977; 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 Klamath } ss.  
April 28, 1977

Personally appeared the above named Gino A. Carnini and Barbara H. Carnini

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

Before me: Gray B. Lubali  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

each for himself and not one for \_\_\_\_\_ and \_\_\_\_\_ duly sworn, \_\_\_\_\_ former is the \_\_\_\_\_ latter is the \_\_\_\_\_  
and that the seal affixed to \_\_\_\_\_ of said corporation and that \_\_\_\_\_ half of said corporation by \_\_\_\_\_ them acknowledged said instrument  
Before me: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ross and Jeanne Cariaga  
1158 Maple St  
Klamath Falls, Or.  
NAME, ADDRESS, ZIP

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

Same as above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of APRIL, 1977,

at 1:49 o'clock P.M., and recorded in book M77 on page 7323 or as file/reel number 28852, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By Flagstaff Deputy  
Recording Officer

FEE \$ 3.00