

35503

WARRANTY DEED

Vol.

Page 16880

KNOW ALL MEN BY THESE PRESENTS, That **ORE-CAL GENERAL WHOLESALE, INC.,**

an Oregon Corporation

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

**AMELIA PINELLI and LILLIE PRETARI**

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 tract of land situated in Lot 1 in Block 2, Tract 1080, WASHBURN PARK, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Lot 1; thence North 00°03'00" East, along the Westerly line of Washburn Way, 175.00 feet; thence North 89°55'10" West 250.00 feet; thence South 00°03'00" West 175.00 feet to the Northerly line of Crosby Avenue; thence South 89°55'10" East 250.00 feet to the point of beginning, with bearings based on the subdivision plat of said Tract 1080, Washburn Park.

SUBJECT TO: Taxes for the year 1977-78 which are now a lien but not yet payable.

(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 1977-78 taxes and those shown on the reverse of this document

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 \$ 40,000.00

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 September day of September, 19 77, 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)

**ORE-CAL GENERAL WHOLESALE, INC., an Oregon Corporation**

BY: Harry R. Waggoner

President

BY: Jewell Huston

Secretary

STATE OF OREGON, )

County of ) ss.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.

September 19 77

Personally appeared Harry R. Waggoner and Jewell Huston 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

**Ore-Cal General Wholesale, Inc.**, 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: Swendolyn K. Se. Humboldt (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-21-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Pinelli & Mrs. Pretari  
3826 Lakeland Blvd.  
Klamath Falls, Oregon

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of )

I certify that the within instrument was received for record on the

day of September, 19 77,at 10 o'clock M., and recordedin book        on page        or asfile/reel number       

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By        Deputy

SPACE RESERVED FOR RECORDER'S USE



16881

## ALSO SUBJECT TO:

A 10 foot right of way created by instrument, including the terms and provisions thereof,

Dated : November 10, 1970  
 Recorded : November 30, 1970 Book: M-70 Page: 10618  
 In favor of : California Pacific Utilities Company  
 For : Construction and maintenance of gas mains and pipe valves.

An easement created by instrument, including the terms and provisions thereof,

Dated : August 10, 1976  
 Recorded : August 16, 1976 Book: M-76 Page: 12646  
 In favor of : State of Oregon, by and through its Department of Transportation, Highway Division  
 For : Drainage facility over the South 20 feet

Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded: April 20, 1976 Book: M-76 Pg: 5673

An easement created by instrument, including the terms and provisions thereof,

Dated : October 13, 1976  
 Recorded : October 20, 1976 Book: M-76 Page: 16646  
 In favor of : Department of Transportation, Highway Division  
 For : Drainage facility over the South 20 feet for a period of 3 years or completion of highway section.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of TRANSAMERICA TITLE INS. CO

this 9th day of SEPTEMBER A.D. 1977 / 3:27 PM, and

duly recorded in Vol. M77, of DEEDS

16880

fee \$ 6.00

W.D. MILNE, County Clerk

By *Harold Dragic*