

01/01/01

36228

WARRANTY DEED

STANT DURBIN PINELLI, an estate

KNOW ALL MEN BY THESE PRESENTS, That..
in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL J. DUFF and DORIS V. DUFF, husband and wife, hereinafter called

DANIEL J. DUFF and DORIS V. DUFF, 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 up-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows: Beginning at a point on the Northeasterly right of way line of Oregon Highway No. 66 from which the most Westerly corner of Lot 1 in Block 1 of KENO HILLSIDE ACRES, a duly platted and recorded subdivision in Klamath County, Oregon bears South 38° 20' 45" East along said right of way line, 361.03 feet; thence North 38° 20' 45" West along said right of way line, 183.23 feet; thence leaving said right of way line North 52° 32' 30" East, 259.64 feet; thence South 24° 52' 00" East, 187.73 feet; thence South 52° 32' 30" West, 215.88 feet to the point of beginning.

SUBJECT TO: Taxes for the year 1977-78 which are now a lien but not yet payable. Covenants, conditions, reservations, restrictions, rights, rights of way, and easements now of record,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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.

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 stated herein

as stated herein

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims of all persons whatsoever except those claiming under the above described encumbrances.

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 \$ 6,250.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.03.)

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.

This instrument this 15 day of September 1977.

In Witness Whereof, the grantor has executed this instrument this 15 day of September, 1971;
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.
September 15, 19 77

Personally appeared the above named
Jane Durbin Pinelli

and acknowledged the foregoing instru-
ment to be **her** voluntary act and deed.

Before me,
(Official) Kathy R. Mallama

Notary Public for Oregon
My commission expires: 6-13-80

STATE OF OREGON, County of _____) ss.

STATE OF _____, 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 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

Before me: (OFFICIAL SEAL)

 Notary Public for Oregon
 My commission expires: _____

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 23 day of SEPTEMBER, 19 77, at 3:43 o'clock P.M., and recorded in book M77 on page 18910 or as file/reel number 36228.

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

WM. D. MILNE

By James L. [Signature] Deputy
Recording Officer

FREE \$ 3.00

1213 Main St
Klamath Falls, OR
GRANTOR'S NAME AND ADDRESS

DUFF
 P.O. Box 1593
 Klamath Falls, OR
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Dorced Duff
P.O. Box 1593
Klamath Falls, OR

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

Daniel Deib
P.O. Box 1593
Klamath Falls, OR
NAME ADDRESS ZIP

SPACE RESERVED
FOR
RECORDER'S USE

WM. D. MILNE

By James L. [Signature] Deputy
Recording Officer