

WARRANTY DEED

Vol. M77 Page 18928

38-3314-D

36820

KNOW ALL MEN BY THESE PRESENTS, That ALBERT L. LUCCHESI and SETSUKO LUCCHESI, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARJORIE RAMBO, An Estate in Fee Simple, 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 7 in Block 10 of FIRST ADDITION TO KLAMATH RIVER ACRES, Klamath County, Oregon

SUBJECT TO:

- 1) Taxes for the year 1977-78, which are a lien, but not yet due or payable.
- 2) Restrictions as shown on the recorded plat of First Addition to Klamath River Acres.
- 3) Proposed formation of Klamath River Acres Special Road District as disclosed by Order filed January 29, 1975 in Klamath County Commissioners Journal.

(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 \$ 7,500.00**

⑥ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⑥ (The sentence between the symbols ⑥, 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 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)

CALIFORNIA
STATE OF OREGON,
County of KLAMATH Orange ss.
September 27, 19 77

Personally appeared the above named
ALBERT L. LUCCHESI and
SETSUKO LUCCHESI

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

SETSUKO LUCCHESI
STATE OF OREGON, County of KLAMATH ss.
September 27, 19 77

Personally appeared SETSUKO LUCCHESI and ALBERT L. LUCCHESI, 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 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)



OFFICIAL SEAL
ANNETTE C. STONE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Apr. 17, 1978
My commission expires: 4-17-78

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

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 4th day of OCTOBER, 19 77, at 3:40 o'clock PM, and recorded in book M77 on page 18928 or as file/reel number 36820, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Bernetha D. Letch Deputy
Recording Officer

FEE \$ 3.00