

38738

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHRYN A. OLSON, who acquired title as KATHRYN A. DEARBORN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENNY A. CRITELLI and ANN F. CRITELLI, 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 3 in Block 4 of MOYINA MANOR, 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 1977-'78.
2. Grant of Right of Way, including the terms and provisions thereof, recorded March 15, 1966 in Deed Volume M66 at page 2196, Microfilm Records of Klamath County, Oregon.
3. Rules, regulations and statutory powers of South Suburban Sanitary District.
4. Reservations and restrictions as contained in plat dedication.
5. Building setback line 20 feet along streets as shown on dedicated plat.
6. Public utilities easement 8 feet along rear of each lot as shown on dedicated plat.
7. Covenants, conditions and restrictions, including the terms and provisions thereof, imposed by instrument recorded Sept. 4, 1968 in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, recorded June 2, 1976 in \*\*\*

(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

\*\*\*Book M76 at page 8166, Microfilm Records of Klamath County, Oregon, in favor of United States National Bank of Oregon, which Trust Deed Grantees herein assume and agree to pay according to the 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 \$40,500.00.

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 October, 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, ARIZONA }  
County of MARICOPA } ss.  
11/4, 1977

Personally appeared the above named  
KATHRYN A. OLSON AKA  
KATHRYN A. DEARBORN  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,  
Notary Public for Oregon  
My commission expires: 12/23/78

STATE OF OREGON, County of ) ss.  
11/4, 1977

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 \_\_\_\_\_ 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Benny A. Critelli  
6520 Climax Ave  
City, 97601

NAME, ADDRESS, ZIP

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

U.S. National Bank  
P.O. Box 3347  
Portland, Oregon 97208

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of KLAMATH

I certify that the within instrument was received for record on the 9th day of NOVEMBER, 1977, at 11:49 o'clock A.M., and recorded in book M77 on page 21638 or as file/reel number 38738, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By \_\_\_\_\_ Recording Officer  
Deputy

FEE \$ 3.00