

#38-12600

40708

Warranty Deed Vol. 77 Page 24632

This Indenture Witnesseth, That CURTIS LINDON RIBOLI, also  
known as CURTIS LINDEN RIBALDI,

herein called "grantor," in consideration of TEN THOUSAND AND NO/100 -----  
Dollars to him paid, has bargained and sold and by these presents does grant,  
bargain, sell and convey to

MARY LOU BAILEY,

herein called "grantee," her heirs and assigns forever, the following  
described premises, situated in Klamath County, State of Oregon:

The South Half of Lot 24, FAIR ACRES SUBDIVISION NO. 1,  
except that part taken for widening of Kane Street.

SUBJECT TO: (1) Regulations, levies, assessments, water  
and irrigation rights and easements for ditches and canals  
of Enterprise Irrigation District. (2) Regulations,  
levies, liens, assessments, rights of way and easements  
of South Suburban Sanitary District. (3) Reservations  
and restrictions, including the terms and provisions  
thereof, in deed from Walter T. Smith, et al, to John F.  
Rhoads, dated June 25, 1929, recorded November 19, 1935,  
in Volume 105, Page 371, Deed Records of Klamath County,  
Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or  
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, her  
heirs and assigns forever. Said grantor does covenant to and  
with said grantee, her heirs and assigns, that he is the owner  
of said premises, being lawfully seized in fee simple thereof; that said premises are  
free from all encumbrances, except as stated above;  
and that he and his heirs and representatives will warrant and defend  
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$10,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th  
day of June, 1977.

Curtis Lindon Riboli

H. F. SMITH  
Attorney at Law  
540 Main Street  
Klamath Falls, Oregon 97601

Ret. to  
TH

SEND TAX STATEMENTS TO:  
MARY LOU BAILEY, 5205 Cottage Avenue,  
Klamath Falls, Oregon 97601

24623  
~~24623~~

STATE OF OREGON }  
County of KLAMATH } ss. June 20, 1977.

Personally appeared the above-named CURTIS LINDON RIBOLI, aka  
CURTIS LINDEN RIBALDI,  
known to me to be the identical person... described as grantor in the within Deed, and  
acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Harman J. Lewis  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-78

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_.

Personally appeared  
who, being first duly sworn, did say that he \_\_\_\_\_ the \_\_\_\_\_  
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its  
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

TRANSAMERICA TITLE INS. CO  
on this 21st day of DECEMBER A.D. 19 77  
at 10:51 \_\_\_\_\_ of clock \_\_\_\_\_ A \_\_\_\_\_ M, and duly  
recorded in Vol. M77 of DEEDS  
Page 24622

Wm L. Milne, County Clerk

By Deborah A. Black Deputy

Fee \$ 6.00

Return to:

trans