

MITC 4743

1-1-74

43812

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TOM BELCASTRO and PETE BELCASTRO

hereinafter called the grantor, for the consideration hereinafter stated, to grant, paid by ELMER BELCASTRO and JENNIE BELCASTRO, his wife, as joint tenants, as to an undivided 1/2 interest, and JOE BELCASTRO, Jr. and DOROTHY BELCASTRO, his wife, as joint tenants, as to an undivided 1/2 int. 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:

Lots 1 and 2 in Block 200, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

(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

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 \$ 60,000.00. 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 93.030.)

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 22nd day of December, 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)

Tom Belcastro

Pete Belcastro

STATE OF ~~OREGON~~ California) County of Siskiyou) ss. February 14, 19 78 .

STATE OF OREGON, County of) ss. 19 Personally appeared and

Personally appeared the above named Tom Belcastro and Pete Belcastro

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

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~~ California My commission expires: May 4, 1980

Before me: Notary Public for Oregon My commission expires:

Mr. Tom Belcastro and Mr. Pete Belcastro 375 Bel Air Drive Weed, California, 96064

GRANTOR'S NAME AND ADDRESS Mr. and Mrs. Elmer Belcastro Mr. and Mrs. Joe Belcastro, Jr. 510 Sullivan Avenue Weed, California, 96064

AFTER RECORDING RETURN TO: Mr. and Mrs. Elmer Belcastro Mr. and Mrs. Joe Belcastro, Jr. c/o Newton & Newton 300 Fourth St., Yreka, California, 96097

Until a change is requested all tax statements shall be sent to the following address: Mr. Joe Belcastro, Jr. et al 510 Sullivan Avenue Weed, California, 96064

STATE OF OREGON,) ss. County of Klamath

I certify that the within instrument was received for record on the 28th day of February, 19 78, at 11:00 o'clock A.M., and recorded in book M78 on page 3723 or as file reel number 43812 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer By: [Signature] Deputy

Fee \$3 00