

1-#57-41581 T/A 38-14889

FORM No. 633-WARRANTY DEED (Individual or Corporate).

STEVENS-NEES LAW PUBLISHING CO. PORTLAND, OR. 97224

1-1-74 48432

WARRANTY DEED

Vol. 178 Page 10363

KNOW ALL MEN BY THESE PRESENTS, That NORMAN KING AND JOYCE E. KING
Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Marion J. Jannuzzi and Lois A. Jannuzzi

, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 2, RIVER RANCH ESTATES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Regulations of Klamath Irrigation District. SUBJECT TO:
2. A 30 foot building set back along all street sides as shown on dedicated plat
3. A 16 foot utility easement along rear of lot as shown on dedicated plat.
4. Irrigation ditch easement along the Southerly and Westerly sides of lot as
shown on plat.
5. (1) A 16 foot easement for future public utilities and irrigation ditches
as shown on the annexed plat; (2) A 35 foot easement for drain ditch maint-
enance, irrigation ditches and future public utilities along that strip of
land adjacent to the existing drain ditch & Lost River; (3) Easements to
provide ingress and egress for construction & maintenance of said utilities,
irrigation ditches and drain ditch; (4) No changes will be made in the
present irrigation and/or drain ditches without the consent of the Kl. Irr.
Dist. its successors or assigns; (Con't.)

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 set forth above

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 \$8,500.00

Ⓢ 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 12 day of May, 1978;
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)

NORMAN KING

JOYCE E. KING

STATE OF OREGON, County of Klamath) ss.
May 12, 1978

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 be-
half 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
SEAL)

STATE OF OREGON,) ss.
County of Klamath
May 15, 1978

Personally appeared the above named Norman
King and Joyce E. King

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

Notary Public for Oregon

My commission expires:

Norman King and Joyce E. King
Rt. 5 Box 925B Space 35
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Marion J. Jannuzzi and Lois A. Jannuzzi
3628 Coronado Way
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marion J. and Lois A. Jannuzzi
3628 Coronado Way
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Norman and Joyce E. King
Rt. 5 Box 925B Space 35
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book on page or as

file/recd number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

Subject to: Con't.

10364

(5) All easements and reservations of record & additional restrictions as provided in any recorded protective covenants.

6. Covenants, conditions and restrictions, imposed by instrument, recorded July 11, 1966 in Vol. M66, page 6958.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 17th day of May A. D. 1978 at 3:53 clock P.M.

Truly recorded in Vol. M78 of Deeds on Page 10363

Wm D. WILNE, County Clerk

By Dorothy A. Helch

Fee \$6.00