

1-1-74

50574

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That..... FRANK J. GALGANO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. TOTH and DOROTHY J. TOTH, 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: All the following described real property situate in Klamath County, Oregon; Lot 40 and a portion of Lot 86, more particularly described as follows: Beginning at the Northeast corner of Lot 40, said point being the true point of beginning, thence South 85°00'00" West 330 feet to the Northwest corner of Lot 40, thence in a Northwesterly direction 600 feet more or less to the Easterly corner of Lot 58, thence South 80°40'03" East 514 feet, thence in a Southerly direction 480 feet more or less to the true point of beginning, all in Block 18 of Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, 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 Except This deed is given fulfillment of a Contract between grantor and grantee herein dated December 1972, and the warranties hereof shall be construed as of date of said contract; provided, however, that subsequent to said date the grantor warrants the title to said premises against all claims thereto arising. 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 \$1,742.22.

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 31 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)



OFFICIAL SEAL
JOYCE J. KEECH
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My comm. expires JUL 24, 1979

Frank J. Galgano
Frank J. Galgano

STATE OF OREGON, CALIFORNIA

County of Riverside ss.May 31, 1978.

Personally appeared the above named

Frank J. Galgano

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

(OFFICIAL SEAL)

Before me:

Joyce J. Keech
Notary Public for California

My commission expires: July 24, 1979

STATE OF OREGON, County of.....) ss.

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.

Before me:

(OFFICIAL SEAL)

FRANK J. GALGANO

GRANTOR'S NAME AND ADDRESS

TOTH, WILLIAM J, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Title Insurance Company of Oregon
314 S. W. 4th Avenue
Portland, Oregon 97204

NAME, ADDRESS, ZIP

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

William J. Toth and Dorothy J.
Star Route Indian Ford
Sisters, Oregon 97759

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of June, 1978., at 11:43 o'clock A.M., and recorded in book M78 on page 13487 or as file/reel number 50574, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Benjamin H. Hetch Recording Officer
Deputy

Fee \$3.00

tjb