

55630

7019
WARRANTY DEED

Vol. 38 Page 21386

KNOW ALL MEN BY THESE PRESENTS, That JOHN F. MURILLO and JOANNE A. MURILLO, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES J. DIPIETRO and BEVERLY E. DIPIETRO, husband and wife
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 fixtures, 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, Block 66, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, ALSO, the westerly 40 feet of vacated Hartman Street lying adjacent to said Lots 1 and 2, Block 66, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. An easement in favor of California Pacific Utilities Company created by instrument recorded in Volume M73, page 7751.
3. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded in Volume M78, page 14111, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 as set forth above and apparent upon the land,

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 \$ 46,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 26th day of September, 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.

John F. Murillo
Joanne A. Murillo

(If executed by a corporation, affix a corporate seal)

STATE OF OREGON,

County of Klamath } ss.
September 26, 1978

Personally appeared the above named John F. Murillo and Joanne A. Murillo

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

(OFFICIAL SEAL)

Before me,
Notary Public for Oregon
My commission expires: 8-5-81

STATE OF OREGON, County of _____) ss.
_____, 19____

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of September, 1978, at 4:13 o'clock P.M., and recorded in book M78 on page 21386 or as file/reel number 55630
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By _____ Deputy

Fee \$3.00