

1-1-74

61088

WARRANTY DEED

Vol. M 79 Page 1165

KNOW ALL MEN BY THESE PRESENTS, That William A. Maddalena and Sharan Maddalena, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald W. Raymond

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: Lot 20, HOMEDALE, in the County of Klamath, State of Oregon

SUBJECT TO:

Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$35,000.00.

Dated : February 11, 1977

Recorded : February 14, 1977 Book: M-77 Page: 2651

Mortgagor : William A. Maddalena and Sharan Maddalena, husband and wife

Mortgagee : State of Oregon represented and acting by the Director of Veteran's Affairs

which grantee assumes and agrees to pay.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record and those apparent on 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 \$ 50,000.00. However, the actual consideration consists of or includes other property of value than of 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 12th day of January, 1979; 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)

WILLIAM A. MADDALENA

SHARAN MADDALENA

STATE OF OREGON,)
County of Klamath) ss.
January 15, 1979

STATE OF OREGON, County of) ss.
January 15, 1979

Personally appeared the above named William A. Maddalena and Sharan Maddalena and acknowledged the foregoing instrument to be their voluntary act and deed.

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) Notary Public for Oregon
My commission expires: 3-22-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

William A. & Sharan Maddalena

GRANTOR'S NAME AND ADDRESS

Ronald W. Raymond
P. O. Box 1942
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ronald W. Raymond
P. O. Box 1942
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Ronald W. Raymond
P. O. Box 1942
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of January, 1979, at 10:47 o'clock A.M., and recorded in book M79 on page 1165 or as file/reel number 61088

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00