

68211

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 Page 12726

T/A 38-18435-M

NICOLA DiCICCO and ANNA DiCICCO, husband and wife

hereinafter called grantor, convey(s) to

WILLIAM J. RAJNUS and GERALDINE J. RAJNUS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 40 South, Range 11 East of the Willamette Meridian AND the N $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  and the N $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 24, Township 40 South, Range 11 East of the Willamette Meridian, lying Northeasterly of the County Road, all in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except see attached exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 32,000.00.

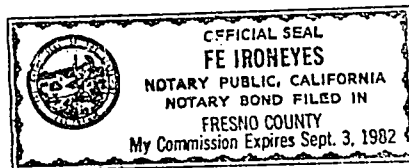
Dated this 2nd day of May, 19 79.

x Nicola DiCicco  
x Anna DiCicco

CALIFORNIA

STATE OF ~~OREGON~~, County of ~~Klamath~~ FRESNO ss.

On this 23rd day of May, 19 79 personally appeared the above named Nicola DiCicco and Anna DiCicco and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

FE Ironeyes

Notary Public for ~~OREGON~~ CALIFORNIAMy commission expires: Sept. 3, 1982

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to, or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

DiCicco

TO

Rajnus

After Recording Return to: & Taxes:  
Mr. and Mrs. William Rajnus  
Rt. 2, Box 783  
Klamath Falls, Oregon 97601

STATE OF OREGON,

) ss.

County of \_\_\_\_\_)

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

EXHIBIT "A"

SUBJECT TO:

12727

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,  
Dated : May 19, 1942 Book: 149 Page: 72  
Recorded : August 1, 1942 Pacific Telephone and Telegraph Co.  
In Favor Of : Poles and anchors across the NE $\frac{1}{4}$  of Sec. 24.  
For
3. Reservations of all the coal and minerals, including the terms and provisions thereof, as disclosed by instrument,  
Dated : October 5, 1945 Book: 184 Page: 133  
Recorded : January 14, 1946  
Reserved By : State of Oregon.  
(Affects the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 13.)
4. An easement created by instrument, including the terms and provisions thereof,  
Dated : October 26, 1957 Book: 12 Page: 510 & 511  
Recorded : April 15, 1958  
In Favor Of : Columbia Utilities Co., an Oregon Corporation.  
For : Phone poles and lines.
5. An easement created by instrument, including the terms and provisions thereof,  
Dated : April 3, 1961 Book: 328 Page: 443  
Recorded : April 10, 1961 Pacific Gas Transmission Co., a California Corporation.  
In Favor Of : Roadway to microwave station.  
For

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
this 1st day of June A. D. 1979 at 11:36 clock A. M., and  
fully recorded in Vol. 1179, of Deeds on Page 12726

By Wm D. MILNE, County Clerk  
*James H. Helwick*

Fee \$6.00