

1-1-74
70:59

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald M. Colitti and Anthony P. Colitti 3121 Seaview Ave. Ventura, Calif. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sandra Barbach 927 North Kings Road Los Angeles, Calif. 90069 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:

Township 35 South, Range 12 East of the Willamette Meridian Section 16: The SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ excepting therefrom that portion lying west of the Sycan River and the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.

SUBJECT TO: Rights, Rights of way, Easements of record, those apparent on the land and to those common to the area and to that certain Timber deed recorded, by and between the grantors and Jeld Wen. 100 Acres more or less.

(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 excepting none.

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 \$XXXXXXXXXX. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, 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 2 day of July, 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)

California

STATE OF OREGON,)
County of Ventura) ss.
July 2, 1979

Personally appeared the above named
Anthony P. Colitti
Ronald M. Colitti

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

(OFFICIAL SEAL)

Before me

Notary Public for Oregon
My commission expires
OFFICIAL SEAL
BARBARA E. THOMA
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires AUG 29, 1980

Barbara E. Thoma
Barbara E. Thoma

STATE OF OREGON, County of) ss.
1979

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)

Ronald M. Colitti & Anthony P. Colitti

GRANTOR'S NAME AND ADDRESS

Sandra Barbach

GRANTEE'S NAME AND ADDRESS

After recording return to:
Sandra Barbach
927 N. Kings Rd., #301
Los Angeles, California 90069
NAME, ADDRESS, ZIP

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

Sandra Barbach
927 N., Kings Rd., #301
Los Angeles, California 90069
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of July, 1979, at 1:49 o'clock p. M., and recorded in book 779 on page 16112 or as file/reel number 70259, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By *Barbara E. Thoma* Deputy

Fee \$3.00