

1-1-74

80052

WARRANTY DEED

Vol. 72 Page 1930KNOW ALL MEN BY THESE PRESENTS, That FRANK J. GALGANO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHERRY A. CURRAN, interest and YVONNE R. M. POWELL, 1/2 interest, 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:

The following described real property situate in Klamath County, Oregon:

Those portions of Block 18 of Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Lot 14 and that portion of Lot 66 more particularly described as follows: Beginning at the Northwest corner of Lot 14 thence South 28°32'10" East 640 feet thence South 61°27'50" West 300 feet, more or less, to a point in the Westerly line of Lot 64 thence North 25°11'50" West 300 feet more or less, to the most Northerly corner of Lot 64 thence North 13°05'49" West 239.82 feet thence North 35°55'48" West 103 feet more or less to the most northerly corner of Lot 67 thence in a Northeasterly direction 260 feet more or less to the true point of beginning.

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 Reservations and restrictions recorded 4-21-59, Reservations and restrictions to plat of Oregon Pines, Articles of Association of Oregon Pines property owners, Declaration of Restrictions recorded 8-4-71, Terms, provisions use of Oregon Pines road all of record. 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 \$ 4,990.00.

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 24 day of October, 19 79, 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.

Frank J. Galgano
Frank J. Galgano

(If executed by a corporation,
TO 1944 CA (8-74))

(Individual)

STATE OF CALIFORNIA

COUNTY OF Riverside } ss.On October 29, 1979before me, the undersigned, a Notary Public in and for said State, personally appeared Frank J. Galgano

known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.

WITNESS my hand and official seal.

Signature

Frank J. Galgano
FRANK J. GALGANO



TITLE INSURANCE AND TRUST

A TITICOR COMPANY

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OFFICIAL SEAL)



STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of January, 19 80, at 3:30 o'clock PM, and recorded in book N80 on page 1930 or as file/reel number 80052, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Burneth A. Hetch Recording Officer
Deputy

Fee \$3.50

tjb