

K-32983

FORM No. 633 - WARRANTY DEED (Individual or Corporate).
1-1-74

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Albert Bonfiglio and Gertrude Bonfiglio, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Muriel Hendricks, 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:

Lot 18, in Block 1 of Rainbow Park on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals, and conduits, if any of the above there may be.
2. Reservations and restrictions contained in deed from The United States of America, Department of the Interior, to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958, in Volume 299 page 394, Deed records of Klamath County, Oregon, as follows: "Title to the above-described (For continuation of this document, see reverse side of this deed.)"

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 28th day of February, 1980; 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)

STATE OF ~~OREGON~~ CALIFORNIA) ss.
County of Contra Costa
February 28, 1980

Personally appeared the above named Albert Bonfiglio and Gertrude Bonfiglio, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: E. Allison Alter
(OFFICIAL SEAL) Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires

Gertrude Bonfiglio
STATE OF OREGON, County of _____, 19____ ss.
Personally appeared _____ 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.

(OFFICIAL SEAL)

Bonfiglio



OFFICIAL SEAL
E. ALLISON ALTER
COUNTY OF CONTRA COSTA
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES APR. 12, 1981

GRANTOR'S NAME AND ADDRESS
Hendricks

GRANTEE'S NAME AND ADDRESS
After recording return to:
Muriel Hendricks
1023 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ of as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Deputy

