

1-1-74

82907

WARRANTY DEED

Vol. M80 Page 6540



KNOW ALL MEN BY THESE PRESENTS, That RALPH R. FRANK AND EVELYN M. FRANK (HUSBAND AND WIFE) 10203 SANTA MONICA BLVD., LOS ANGELES, CALIFORNIA hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD M. COLITTI AND ANTHONY P. COLITTI, 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 15 AND THE $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 14 AND THE $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 21 EXCEPTING THEREFROM THAT PORTION LYING WEST OF THE RIVER AND THE E $\frac{1}{2}$ E $\frac{1}{2}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ EXCEPTING THEREFROM THE $\frac{1}{2}$ AND ALSO IN SECTION 16.

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.

(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

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 \$XXXXXXXXXXXXXXXX. The whole 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 3rd day of April, 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)

RALPH R. FRANK

EVELYN M. FRANK

STATE OF OREGON, County of Klamath

ss.

Personally appeared

and

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

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:

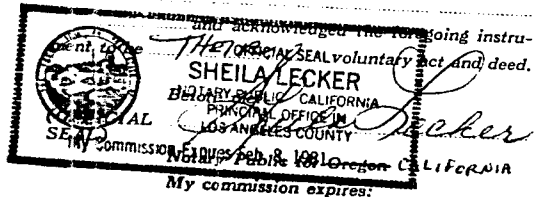
CALIFORNIA

STATE OF OREGON

County of Los Angeles ss.

April 4, 1980

Personally appeared the above named PERSONS



RALPH R. FRANK & EVELYN M. FRANK

10203 SANTA MONICA BLVD.

LOS ANGELES, CA. 90067

GRANTOR'S NAME AND ADDRESS

RONALD M. COLITTI & ANTHONY P. COLITTI

3121 SEAVIEW AVE

VENTURA, CA. 93003

GRANTEE'S NAME AND ADDRESS

After recording return to:

RONALD M. COLITTI

3121 SEAVIEW AVE

VENTURA, CA. 93003

NAME, ADDRESS, ZIP

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

RONALD M. COLITTI

3121 SEAVIEW AVE

VENTURA, CA. 93003

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of April, 1980, at 11:32 o'clock A.M., and recorded in book M80 on page 6540 or as file/reel number 82907

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By [Signature] Recording Officer Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE

ck 330