

89796

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CHARLES A. FISHER and RONALD E. PHAIR,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES J. MAFFIOLI

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 24, Block 13, TRACT 1170, THIRD ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the 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 stated on the reverse side of this deed or those apparent upon the land, if any, as of the date of this deed

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 \$49,900.00. However, the true consideration consists of not includes the consideration of value given or promised which is the whole part of the consideration paid for this transfer.

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 17th day of September, 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)

CHARLES A. FISHER

RONALD E. PHAIR

STATE OF OREGON,

County of Klamath

September 17, 1980

STATE OF OREGON, County of

19

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

6/19/83

Notary Public for Oregon

My commission expires:

Mr. Charles A. Fisher & Ronald E. Phair

4417 Meadows Drive

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. James J. Maffioli

4421 Blackberry Ct.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 or as

file/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Utility easements as delineated on the recorded plat along the Easterly 16 feet, the Southwesterly 8 feet and the Westerly 5 feet. A 25 foot building setback line from Blackberry Court.
5. Reservations as contained in plat dedication, to wit:
"said plat subject to: (1) Easements for public utilities TV and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, TV and drainage, (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
6. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of The Meadows District Improvement Company, recorded September 29, 1975, in Volume M75, page 11801, Microfilm Records of Klamath County, Oregon.
7. Agreement, including the terms and provisions thereof, dated April 13, 1976 recorded April 14, 1976, in Volume M76, page 5337, Microfilm Records of Klamath County, Oregon, by and between Donald L. Sloan et ux, and Klamath Irrigation District, relating to drainage.
8. Completion Notice, dated July 29, 1980.
Filed: July 29, 1980
Volume: M80, page 14074, Microfilm Records of Klamath County

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 17th day of September A. D. 1980 at 4:08 clock P M., an.

duly recorded in Vol. M80, of Deeds on Page 17679

By Wm D. MILME, County Clerk
[Signature]

Fee \$7.00