

90603

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 178 Page 18975

KNOW ALL MEN BY THESE PRESENTS, That BOSSINAS, as tenants in common ALEXANDER JAMES BOSSINAS and ROSARIO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CECIL E. ELLIOTT and ROBERT V. KATANIC 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 5, Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Reservations and restrictions as contained in plat dedication, to wit: "subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

(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 above or 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00

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 1st day of October, 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)

ALEXANDER JAMES BOSSINAS

ROSARIO BOSSINAS

STATE OF OREGON, County of Klamath ss. October 1, 1980

STATE OF OREGON, County of ss. 19

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

Personally appeared the above named ALEXANDER JAMES BOSSINAS and ROSARIO BOSSINAS and acknowledged the foregoing instrument to be their voluntary act and deed.

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: Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Alexander James Bossinas

7025 Cherry Lane SW Tacoma, WA

GRANTOR'S NAME AND ADDRESS

Mr. Cecil E. Elliott & Robert V. Katanic P.O. Box 27 Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEES

NAME, ADDRESS, ZIP

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

SAME AS GRANTEES

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of October, 1980, at 2:11 o'clock P.M., and recorded in book M80 on page 18975 or as file/reel number 90603, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Mr. D. Milne

By Bernetta H. Hetch Deputy Recording Officer

Fee \$3.50

MOUNTAIN TITLE COMPANY