

1-1-74

94164

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald M. Colitti and Benita Colitti
(husband and wife)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maurice Elias
P.O. Box 5038, Ojai, Ca. 93023, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Township 36 South, Parcel 13 east of the Willamette meridian
Section 18; Lot 5 in Block 2 of Sprague River Estates, a duly
recorded and platted subdivision; and also 1/15th undivided
interest in River Frontage and Recreation Area, as shown on
attached plot map.

Subject to: Rights, Rights of Way, Easements of Record
those apparent on the land and to those common to the area.

(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

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 \$9,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 22nd day of December, 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 CALIFORNIA
OREGON } ss.
County of VENTURA
Dec. 22, 1980

Personally appeared the above named

Ronald M. Colitti andBenita A. Colitti

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

John C. Laquess

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

_____, 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 be-
half of said corporation by authority of its board of directors; and each of
_____, its voluntary act and deed.



JEAN C. LAQUESS

NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
KLAMATH COUNTY

My Commission Exp. Feb. 7, 1983

(OFFICIAL
SEAL)

Ronald M. & Benita Colitti
3121 Seaview Ave
Ventura, Ca. 93001
GRANTOR'S NAME AND ADDRESS

Maurice Elias

P.O. Box 5038

Ojai, Ca. 93023

GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, _____) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
29th day of December, 1980,
at 10:10 o'clock A.M. and recorded

SPACE RESERVATION