

1-1-74

94165

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 50384, 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 6 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 \$10,500.00  
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  
County of VENTURA } ss.  
Dec. 22, 1980

Personally appeared the above named

Ronald M. Colitti and  
Benita A. Colitti

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

Before me:

(OFFICIAL  
SEAL)

Jean C. Laquess  
Notary Public for Oregon

My commission expires:

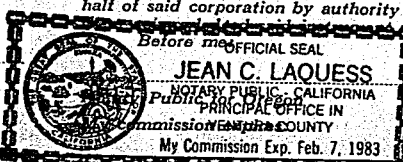
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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  
\_\_\_\_\_ be its voluntary act and deed.

Before me OFFICIAL SEAL



(OFFICIAL  
SEAL)

Ronald M. & Benita Colitti  
3121 Seaview Ave  
Ventura, Ca. 93002  
GRANTOR'S NAME AND ADDRESS

Maurice Elias  
P.O. Box 5038  
Ojai, Ca. 93023

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,