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1-1-74

3128

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEVINA J. FANGANIello

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD PECOFF

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:

The SE 1/4 SW 1/4 of Section 24, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. An easement created by instrument, including the terms and provisions thereof,  
Dated : March 24, 1979  
Recorded : April 3, 1979 Book: M-79 Page: 4325  
In favor of : Adjoining property owners  
For : Ingress and egress

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, and that

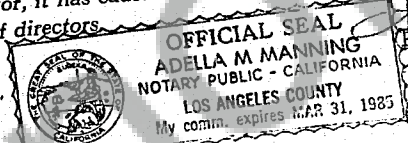
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00. However, the actual 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 day of June, 1981; 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)



CALIFORNIA  
STATE OF OREGON  
County of Los Angeles  
June 27, 1981

STATE OF OREGON, County of ss.

Personally appeared the above named  
LEVINA J. FANGANIello

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 acknowledged the foregoing instrument to be her 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  
(OFFICIAL SEAL)  
Adella M Manning  
Notary Public for California  
My commission expires

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

LEVINA J. FANGANIello  
8347 Burnet Avenue, #12  
Sepulveda, California 91402  
GRANTOR'S NAME AND ADDRESS

DONALD PECOFF  
10150 Kester Avenue  
Mission Hills, California 91345  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
DONALD PECOFF  
10150 Kester Avenue  
Mission Hills, California 91345  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
DONALD PECOFF  
10150 Kester Avenue  
Mission Hills, California 91345  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 12th day of August, 1981, at 4:00 o'clock P.M., and recorded in book/reel/volume No. M81 on page 14329 or as document/fee/file/instrument/microfilm No. 3128, Record of Deeds of said county.

Witness my hand and seal of County affixed.  
Evelyn Biehn County Clerk  
By Bernethard Detcho Deputy

SPACE RESERVED FOR RECORDER'S USE