

WARRANTY DEED

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11789

KNOW ALL MEN BY THESE PRESENTS, That Michael D. Lunetta and Christine May Lunetta

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Arispe Luna, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land in NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 13, Township 39 South, Range 8 East of the Willamette Meridian. Also lies in East portion of West Klamath Subdivision that has been vacated. More particularly described as follows:

Beginning at the East quarter corner of Section 13, which is a 1" iron pipe; thence North 89° 38' West 168.14 feet to $\frac{1}{2}$ " rebar to the true point of beginning thence South 16° 25' East 143.12 feet to a $\frac{1}{2}$ " rebar; thence North 16° 25' West 167.48 feet to $\frac{1}{2}$ " rebar; thence South 89° 38' East 83.62 feet to the point of beginning.

(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 those of record

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 \$7,500.00. 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 13th day of July, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized there to by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
July 13, 1976

Personally appeared the above named Michael D. Lunetta and Christine May Lunetta

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 1-18-80

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____, 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 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)

Notary Public for Oregon
My commission expires:

Michael D. & Christine M. Lunetta
255 E. Main Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Richard A. Luna
Rt. 3 Box 234
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Arispe Luna
Rt. 3 Box 234
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Richard A. Luna
Rt. 3 Box 234
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 14 day of May, 1982, at 4:14 o'clock P. M., and recorded in book M 82 on page 6029 or as file/reel number 11789.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By _____ Deputy
Fee \$4.00