

1-1-74

WARRANTY D.E.D

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13758

KNOW ALL MEN BY THESE PRESENTS, That GERTRUDE M. SCHROEDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT BONOTTO and LORRAINE A. BONOTTO, husband and wife, 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:

Lots 17 and 18 in Block 12 of ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1982-1983 taxes, a lien, not yet due and payable and reservations and restrictions as contained in plat dedication.

(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 all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 24,000.00

~~However, the actual consideration of this deed is not to be taken as evidence of the value of the property transferred, but only as evidence of the consideration actually paid for the property transferred. (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 20th day of July, 1982; 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.

Gertrude M. Schroeder
GERTRUDE M. SCHROEDER

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 20th, 1982

Personally appeared the above named
GERTRUDE M. SCHROEDER

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

Before me:
(OFFICIAL SEAL) *Evelyn Biehn*
Notary Public for Oregon
My commission expires: July 25, 1983

STATE OF OREGON, County of) ss.
1982

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
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Ms. Gertrude M. Schroeder

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Alberto Bonotto

1849 Van Ness
Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
20 day of July, 1982,
at 11:43 o'clock A.M., and recorded
in book/reel/volume No. M. 32 on
page 9236 or as document/fee/file/
instrument/microfilm No. 13758
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By *Joyce McElwee* Deputy
Tee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE

982 JUL 20 AM 11-43