

15252

WARRANTY DEED

Vol. 1187 Page 11693

KNOW ALL MEN BY THESE PRESENTS, That
RONALD R. DAVIS and DOROTHIE H. DAVIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
H. DAVID MOLATORE and DONNA D. MOLATORE, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 and that portion of Lot 18 in Block 5 of Nob Hill,
Tract 1145, a resubdivision of portions of Nob Hill, Irvington
Heights, Mountain View Addition and Eldorado Heights, more
particularly described as follows:

Beginning at the Easterly corner common to Lots 17 and 18 said
corner being on the Northwesterly right of way line of Ridge Crest
Drive; thence along said Northwesterly right of way line, S. 47°
51' 00" W. 10.00 feet and along the arc of a curve to the left
(central angle equals 02° 30' 03" and radius equals 630.00 feet)
27.50 feet; thence N. 50° 12' 52" W. 106.34 feet to a point on the
Northwesterly line of said Lot 18; thence N. 42° 46' 01" E. 33.48
feet to the Northerly corner common to said Lots 17 and 18; thence
S. 52° 11' 13" 109.33 feet to the point of beginning, containing 3796****

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on reverse)

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

see reverse

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 \$ 149,000.00 .

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 1st day of September, 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, WASHINGTON } ss.
County of Clallam
September 2, 1982

Personally appeared the above named
Ronald R. Davis and Dorothe H. Davis,
husband and wife

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

Before me:

Notary Public for OREGON, WASHINGTON
My commission expires: 12-7-83

RONALD R. DAVIS

DOROTHIE H. DAVIS

STATE OF OREGON, County of) ss.
September 2, 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:

STATE OF OREGON,) ss.
County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ of as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H. David & Donna D. Molatore
1720 Wade Circle
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as now of record

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

CE301

****feet, with bearings based on said Tract 1145 No5 Hill Replat.

SUBJECT TO:

- 1) Taxes for 1982-83 which are now a lien but not yet payable.
- 2) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
- 3) Reservations, conditions and restrictions of record and apparrant on the land.
- 4) Mortgage, including the terms and provisions thereof, executed by Owens Development Co., an Oregon corporation, to Klamath First Federal Savings and Loan Association, a corporation, dated February 1, 1979, recorded February 14, 1979, in Volume M-79 page 3626, Mortgage records of Klamath County, Oregon, which the Grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

10:06

is 7 day of Sept A.D. 19 82 at o'clock A/M

duly recorded in Vol M 82, of Deeds on page 11693

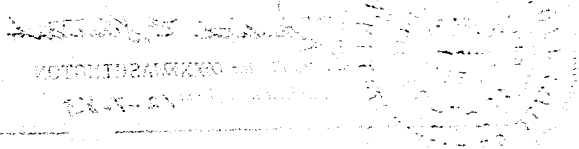
Fee \$8.00

EVELYN BIEHN County Clerk

By *[Signature]*

RECORD

Received



NOTARY PUBLIC

Notary Public for the State of Oregon
My commission expires on _____
I hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.