

25226

MTC 1256-K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ALBERT BONOTTO and LORRAINE A.

BONOTTO, husband and wife

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

FINLEY H. MALLORY and JEANETTE M. MALLORY, 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:

Beginning at a point in Lot 11 in Block 113 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, which said point is the intersection of the Westerly line of California Avenue and the Southerly line of Arch Street; thence along the Easterly line of said lot to the Southeasterly corner thereof; thence along the Southerly line of said lot, 100 feet; thence on a line parallel with the Westerly line of California Avenue to the Northerly line of said lot; thence to the place of beginning; being the Easterly 100 feet of Lot 11 in Block 113 of Buena Vista Addition to the City of Klamath Falls, Oregon, less the Westerly 3 feet of said described premises conveyed to T. B. Watters by Deed dated April 1, 1942, recorded March 6, 1944, in Book 163 at page 51, Deed Records of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 stated above 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 \$ 55,000.00

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 29th day of June, 1983; 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,

County of Klamath  
June 29, 1983

Personally appeared the above named  
ALBERT BONOTTO and LORRAINE A. BONOTTO,  
husband and wife

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 6/19/87

ALBERT BONOTTO

Lorraine A. Bonotto  
LORRAINE A. BONOTTO

STATE OF OREGON, County of

1983

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, president and that the latter is the secretary of \_\_\_\_\_

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:

Mr. & Mrs. Albert Bonotto  
1849 Van Ness  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Finley H. Mallory  
P.O. Box 450 - 1344 California  
Keno, OR 97627 R. 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,

County of Klamath

I certify that the within instrument was received for record on the 30th day of June, 1983, at 1:28 o'clock P.M., and recorded in book M83 on page 10298 or as file/reel number 25226

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