

25597

MTL 10867

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. 183 Page 10978

KNOW ALL MEN BY THESE PRESENTS, That man AND BEN A. BRUNO, a single man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESTER J. SUNZERI, a single man

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:

Lot 2 in Block 4, TRACT 1031, SHADOW HILLS - I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 6 feet thereof.

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 or apparrant on the land.

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 \$ 110,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of~~ the 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 7th day of July, 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 CALIFORNIA COUNTY OF Santa Clara ss.

On July 7, 1983

said State, personally appeared James D. Beddingfield and Ben A. Bruno before me, the undersigned, a Notary Public in and for

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

Linda Blair



OFFICIAL SEAL
LINDA BLAIR
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires AUG 26, 1983

(OFFICIAL SEAL)

(This area for official notarial seal)

James D. Beddingfield/Ben A. Bruno
148 Race Street
San Jose, CA 95126

GRANTOR'S NAME AND ADDRESS
Lester J. Sunzeri C/O HUSTER & SCHNEIDER
301 Clement Street
San Francisco, California 94118

GRANTEE'S NAME AND ADDRESS
After recording return to:
Thomas J. Huster
301 Clement Street
San Francisco, California 94118

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11 day of July, 1983 at 12:30 o'clock P.M., and recorded in book/reel/volume No. M. 83 on page 10978 or as document/fee/file/instrument/microfilm No. 25597 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Susan Lewis Deputy

4.00 fee