

## WARRANTY DEED (INDIVIDUAL)

DONALD P. MUNO and PATRICIA A. MUNO, husband and wife  
 \_\_\_\_\_, hereinafter called grantor, convey(s) to  
DEAN L. ANGIOLA and YVONNE C. ANGIOLA, husband and wife  
 \_\_\_\_\_ all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 12, Block 3, Tract 1155, TWIN RIVER VIEW, in the County of Klamath,  
 State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$110,000.00.\*

\*\*

Dated this 23rd day of August, 1983.

*[Signatures of Donald P. Muno and Patricia A. Muno]*

44  
PM 3  
29  
AUG 29  
1983

STATE OF OREGON, County of Washington ) ss.

On this 25 day of August, 1983 personally appeared the above named  
Donald P. Muno and Patricia A. Muno and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

*[Signature of Janet R. Wadley]*  
 Notary Public for Oregon

My commission expires: 5/20/85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

\_\_\_\_\_  
 \_\_\_\_\_  
 TO  
 \_\_\_\_\_  
 \_\_\_\_\_

After Recording Return to:

*Tax statements to:  
 Mr. & Mrs. Dean Angiola  
 P.O. Box 140  
 Chiloquin, Ore.*

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
 \_\_\_\_\_ Title

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

Subject to:

1. Reservations, including the terms and provisions thereof, as set forth in Deed recorded June 16, 1958 in Book: 300 Page: 139.
2. Reservation of "all ores and minerals of any nature whatsoever", as set forth in Warranty Deed recorded December 31, 1970 in Book: M-70 Page: 11478.
3. Well Agreement and easement, including the terms and provisions thereof, recorded January 12, 1978 at Book M-78 Page 792.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 29, 1978 in Book: M-78 Page: 14053.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1155 Twin River View.
6. Trust Deed, including the terms and provisions thereof, recorded January 11, 1978 in Book: M-78 Page: 655 in favor of Klamath First Federal Savings and Loan Association, a corporation, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.



STATE OF OREGON,  
 County of Klamath )  
 Filed for record at request of

on this 29 day of August A.D. 19 83  
 at 3:44 o'clock P M, and duly  
 recorded in Vol. M83 of DEEDS  
 Page 14559

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00