

1-1-74

27968

WARRANTY DEED

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

Vol. 1183 Page 15302

KNOW ALL MEN BY THESE PRESENTS, That Dale William Beatie

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis V. Zaccardelli and Kathryn M. Pappas-Zaccardelli, 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:

*****Lot 4, Block 15, Oregon Pines.*****

(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 including current adverse possession except as noted in Attachment "A",

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 \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of August, 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)



OFFICIAL SEAL
LYDA A COOPER
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires MAY 22, 1987

Dale William Beatie

STATE OF California }
County of Orange } ss.
8-30, 1983

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 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)

(OFFICIAL SEAL)

Before me:

Lyda A Cooper

Notary Public for California

My commission expires: 5-22-87

Notary Public for Oregon

My commission expires:

Dale William Beatie
3385 Paseo Halcon
San Clemente, Ca. 92672

GRANTOR'S NAME AND ADDRESS

Dennis V. and Kathryn M. Zaccardelli
8554 Lowman Ave.
Downey, Ca. 90240

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis V. Zaccardelli
8554 Lowman Ave.
Downey, Ca. 90240

NAME, ADDRESS, ZIP

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

Dennis V. Zaccardelli
8554 Lowman Ave.
Downey, Ca. 90240

NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

c/c
800

15303

ATTACHMENT "A"

1. Reservations in deed from the United States of America to Leroy Gienger, recorded April 21, 1959 in Deed Volume 311 at page 630, as follows: "Sale subject to a 60 foot right of way for Indian Service Roads No. S-55, S-58, S-59, approved by M. M. Zollar, Superintendent, Klamath County, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18; 25 U.S.C. 343028), Public Law 587, August 13, 1954, (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248)

Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads, and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trail, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 5130)".

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Oregon Pines.

3. 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 : August 4, 1971

Book: M71 Page: 8196

4. Articles of Association of Oregon Pines Property Owners, including the terms and provisions thereof,
Recorded : April 28, 1971
Amended : August 4, 1971

Book: M71 Page: 3698

Book: M71 Page: 8194

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 8th day of September A.D. 1983 at 1:20 o'clock P M., and

duly recorded in Vol. M83, of Deeds on Page 15302

By Evelyn Biehn, County Clerk
Bernetha S. Sletsch

Fee \$8.00