

1-1-74

29706

WARRANTY DEED

Vol. M83 Page 18183

KNOW ALL MEN BY THESE PRESENTS, That Hyman Weinstein

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank Della-Rose and Evelyn G. Della-Rose, 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:

Lots 7, 8 and 9 in Block 37 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

(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 assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; and other reservations, restrictions, rights-of-way of record and those apparent on the land; 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 \$ 59,500.00

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 21 day of September, 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.

Hyman Weinstein  
Hyman Weinstein

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lane

September 21, 1983

Personally appeared the above named

Hyman Weinstein

Hyman Weinstein  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 5, 1986

STATE OF OREGON, County of \_\_\_\_\_ ss.

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

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)

Notary Public for Oregon

My commission expires:

Hyman Weinstein

601 Country Club Road #139

Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Frank and Evelyn Della-Rose

706 Lodgehill Lane

Houston, TX 77090

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert S. Hamilton, P.C.

292 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Frank and Evelyn Della-Rose

706 Lodgehill Lane 540 Main

Houston, TX 77090 KF

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of October, 1983, at 3:17 o'clock P.M., and recorded in book/reel/volume No. M. 83 on page 18183 or as document/fee/file/instrument/microfilm No. 29706, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee; \$4.00