

## WARRANTY DEED (INDIVIDUAL)

CHARLES D. ABINANTE and BONNIE J. ABINANTE, also known as  
 CHARLES DEAN ABINANTE and BONNIE JEAN ABINANTE

hereinafter called grantor, convey(s) to  
 WAYNE B. HARTGRAVES and BEVERLY A. HARTGRAVES, husband and wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 26, Block 21, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the  
 County of Klamath, State of 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.

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 \$ 71,000.00.

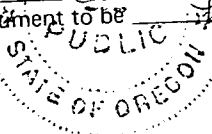
Dated this 17th day of January, 1984.

Charles D. Abinante

Bonnie J. Abinante

STATE OF OREGON, County of Klamath ss.

January 31, 1984 personally appeared the above named  
Charles D. Abinante and acknowledged the foregoing  
 instrument to be her voluntary act and deed.



Before me:

Sandra Handwerker

Notary Public for Oregon

My commission expires: 7-23-85

- \* 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. Wayne B. Hartgraves  
P.O. Box 198  
Keno, Oregon 97627

STATE OF OREGON,

County of \_\_\_\_\_

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.

By \_\_\_\_\_

Title

Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fourth Addition to Klamath River Acres.
  2. Together with 1/3rd interest in a well as disclosed by Warranty Deed dated July 27, 1977, recorded July 27, 1977 in Book M-77 at page 13412, from Charles A. Fisher to Charles Dean Abinante and Bonnie Jean Abinante.
  3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$37,000.00
- Dated : May 16, 1978  
 Recorded : May 22, 1978  
 Trustor : Charles Dean Abinante and Bonnie Jean Abinante  
 Trustee : William Sisemore  
 Beneficiary : Klamath First Federal Savings and Loan Association
- which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

## STATE OF CALIFORNIA,

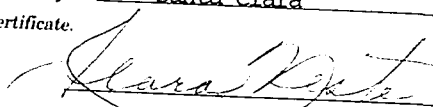
County of Santa Clara

ss.

On this 17th day of January in the year 1984before me Clara Nestea Notary Public, State of California, duly commissioned and sworn, personally appeared  
Charles D. Abinante

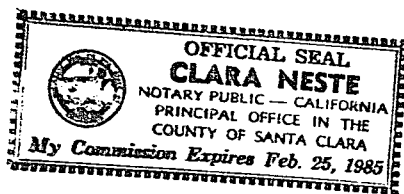
personally known to me (or proved to me on the basis of satisfactory evidence) to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the County of Santa Clara on the date set forth above in this certificate.



Notary Public, State of California.

My Commission Expires \_\_\_\_\_



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Cowdery's Form No. 29 (Acknowledgment to Notary Public—Partnership) (C.C. Sec. 1190A.)

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 3rd day of Feb. A.D. 19 84  
 at 3:02 o'clock PM, and duly  
 recorded in Vol. 334 of Deeds  
 page 194

EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee \$ .00