

1-1-74

33240

WARRANTY DEED

Vol. 1884 Page 1895



KNOW ALL MEN BY THESE PRESENTS, That Woodrow S. Baker and Jo Leta Baker,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan L. D'Orazio and Debra J. D'Orazio, 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:

The North 442.31 feet of Lot 1 in Block 1 Klamath Falls Forest Estates Sycan Unit, also known as Lot 1A in Block 1, Sycan Unit, 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

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 \$ 7,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is hereby acknowledged (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 2 day of January, 1984; 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 Riverside

On January 2, 1984

said State, personally appeared Woodrow S. Baker and

Jo Leta Baker

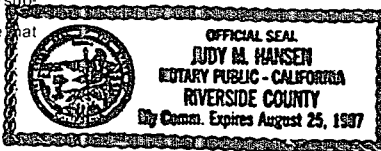
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

Judy M. Hansen

ss.



(This area for official notarial seal)

and
duly sworn,
former is the
latter is the

corporation,
corporate seal
sealed in be-
; and each of
ind deed.

(OFFICIAL
SEAL)

Mr. and Mrs. Woodrow S. Baker
400 Marseille Lane
Desert Shores, Ca. 92274

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Alan L. D'Orazio
3831 Louise
Lynwood, Ca. 90262

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Alan L. D'Orazio
3831 Louise
Lynwood, Ca. 90262

NAME, ADDRESS, ZIP

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

Address above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of February, 1984, at 10:14 o'clock A.M., and recorded in book, folio volume No. 1884 on page 1895 or as document/fee/title/instrument/microfilm No. 33240, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$4.00

84 FEB 7 AM 10 14

3001 (6/82) (Individual) First American Title Company