

KNOW ALL MEN BY THESE PRESENTS, That TOM MARTINO and MURIEL A. MARTINO, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSEANN COSTABILE, MICHAEL R. COSTABILE, KATHLEEN ANN RADICCHI, and ROSA RADICCHI, all as tenants in common, 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 22, Block 91, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, 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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 35,000.00

However, the actual consideration consists of SIX THOUSAND OTHER PROPERTY OF VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION INDICATED BY 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 16th day of April, 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)

TOM MARTINO

MURIEL A. MARTINO

OREGON
STATE OF OREGON, County of Klamath } ss.
April 16, 1984

Personally appeared the above named TOM MARTINO and MURIEL A. MARTINO, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kristin L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath } ss.
April 16, 1984

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Tom Martino
1114 Manor Drive
San Jose, CA 95125

GRANTOR'S NAME AND ADDRESS

Roseann & Michael R. Costabile and Kathleen Ann & Rosa Radicchi
1560 Foxworthy, San Jose, CA 95118

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the day of _____, 1984, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

7143

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, recorded January 29, 1953, in Volume 259, page 28, Deed Records of Klamath County, Oregon, in favor of The Pacific Telephone and Telegraph Company, for pole line.
2. Reservations as contained in plat dedication, to wit:
"said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for refuse disposal."
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 21, 1965, in Volume M65, page 165, all Microfilm Records of Klamath County, Oregon.
4. Subject to Highway 66 Unit 4 Road Maintenance Association, recorded May 22, 1974, in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 30 day of April A.D. 19 84

at 1:56 o'clock P M, and duly

recorded in Vol. M84 of Deeds

Page 7142

EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 8.00

