

1-1-74

39196

WARRANTY DEED

Vol. M84 Page 12606KNOW ALL MEN BY THESE PRESENTS, That MARVIN ROBINSON and SYLVIA ROBINSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD PECOFF, 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 NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: That certain trust deed dated June 26, 1981, recorded August 12, 1981, in Volume M-81, Page 14333, in favor of Lavina J. Fanganiello aka Levina J. Fanganiello.

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 \$ NONE.

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 17th day of July, 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)



MARVIN ROBINSON

SYLVIA ROBINSON

STATE OF California
County of Los Angeles
July 17, 1984

Personally appeared the above named
MARVIN ROBINSON and SYLVIA ROBINSON

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

(OFFICIAL SEAL)

Before me

Notary Public for California

My commission expires: 3/31/85

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)

Notary Public for Oregon

My commission expires:

Marvin & Sylvia Robinson

GRANTOR'S NAME AND ADDRESS

Donald Pecoff
10150 Kester Avenue
Mission Hills, CA 91340

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mike Ratliff
228 North 7th Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Donald Pecoff
10150 Kester Avenue
Mission Hills, CA 91340

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25 day of July, 1984, at 2:44 o'clock P.M., and recorded in book/reel/volume No. M84 on page 12606 or as document/fee/title/instrument/microfilm No. 39196, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith Deputy

Fee: \$4.00

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