

1-1-74

41873

WARRANTY DEED

Vol. M84 Page 17125

KNOW ALL MEN BY THESE PRESENTS, That Philip W. Curtis, 3336 Palos Verdes Drive No., Palos Verdes Estates, Cal. 90274 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Janet D. Lombardo, 7234 Ogelsby Avenue, Los Angeles, Cal. 90045, 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:

Section 21: South 1/2 of the North 1/2 of the Southwest 1/4 that lays East of the Sprague River (8 acres M/L) Township 34 Range 8 Also described under Major Land Partition No. 80-30 recorded October 16, 1980 in Klamath County, Oregon.

(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 \$20840.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 14th day of January, 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
MARY ADELINE LANE  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

My Commission Expires 1985STATE OF OREGON

County of Los Angeles  
JANUARY 14, 1983

My Commission Expires 1985 STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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)

(OFFICIAL SEAL) Mary Adeline Lane

Notary Public for Oregon CALIFORNIAMy commission expires: Nov 8, 1985

Notary Public for Oregon

My commission expires:

Philip W. Curtis  
3336 Palos Verdes Drive No.  
Palos Verdes Estates, CA 90274

GRANTOR'S NAME AND ADDRESS

Janet D. Lombardo  
7234 Ogelsby  
Los Angeles, CA 90045

GRANTEE'S NAME AND ADDRESS

After recording return to:

Janet D. Lombardo  
7234 Ogelsby  
Los Angeles, CA 90045

NAME, ADDRESS, ZIP

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

Janet D. Lombardo  
7234 Ogelsby  
Los Angeles, CA 90045

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of October, 1984 at 12:42 o'clock P.M., and recorded in book M84 on page 17125 or as file/reel number 41873, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pam Smith Deputy

Fee: \$4.00  
Index: \$1.00

84 OCT 11 PM 12 42  
130 48

CK  
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