

1-1-74

43213

WARRANTY DEED

Vol. M84 Page 19314KNOW ALL MEN BY THESE PRESENTS, That L. WAYNE MESSICK and GALE S. MESSICK;

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD PARENO and CHRISTINE PARENO, 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:

Lot 5, Block 1, as shown on the map entitled "Tract 1110", according to the official plat on record in Book 20 at page 44 in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH all mineral and geothermal rights.

## SUBJECT TO:

1. Reservations, including the terms and provisions thereof, as contained in Deed of Tribal Property, recorded April 22, 1959 in Volume 311, page 663, Klamath County Deed Records. 2. Reservations and restrictions, as disclosed by the duly recorded plat. 3. An easement for ingress and egress as shown on the recorded plat. 4. Setback provisions as delineated on the recorded plat, 75 feet along side lot line.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 set forth above and apparent upon the land,

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 \$ 11,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20 day of August, 1980; 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)

L. Wayne Messick  
Gale S. Messick his attorney in fact  
by L. Wayne Messick

STATE OF OREGON, }  
County of Klamath } ss.  
August 20, 19 80.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-80

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard & Christine Pareno  
3874 Los Altos Place  
Pittsburg, CA 94565

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of November, 1984, at 11:04 o'clock AM, and recorded in book/reel/volume No. M84 on page 19314 or as document/fee/file/instrument/microfilm No. 43213, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$5.00

By Frank Smith

Deputy