

MOUNTAIN TITLE COMPANY INC

43899

WARRANTY DEED

Vol. 184 Page 20188

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL T. MCGLONE and FRANCES B. MCGLONE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD JOSEPH TARANTO, 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:

Lots 35 and 36 in Block 99 of 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.

MOUNTAIN TITLE COMPANY INC.

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 those shown on the reverse of this deed and those of record and 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 \$ 25,000.00

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 is not applicable should be deleted from this deed)

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 23rd day of November, 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, attach corporate seal)



OFFICIAL SEAL
NITA ANN CHAUL
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SANTA BARBARA COUNTY

X Michael T. McGlone
Michael T. McGlone
X Frances B. McGlone
Frances B. McGlone

STATE OF CALIFORNIA
County of Santa Barbara
November 23, 1984

STATE OF OREGON, County of ss.
Personally appeared

Personally appeared the above named Michael T. McGlone and Frances B. McGlone

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

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

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)
Nita Ann Chaul

Notary Public for CALIFORNIA
My commission expires: October 25, 1985

Before me: (OFFICIAL SEAL)
Notary Public for OREGON
My commission expires

Michael T. McGlone & Frances B. McGlone
P.O. Box 70
LOS OLIVOS, CA 93441

GRANTOR'S NAME AND ADDRESS
RONALD JOSEPH TARANTO
2208 North Alameda
Burbank, CA 91503

After recording return to:
GRANTEE

NAME ADDRESS ZIP
Until a change is requested all her statements shall be sent to the following address
GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1984

at o'clock P.M. and recorded in book on page or as file number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SUBJECT TO:

20489

1. Easements and reservations as contained in plat dedication, to wit:
"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."
2. Covenants, 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, Microfilm Records of Klamath County, Oregon.
3. Subject to the terms and provisions of Bylaws of Highway Unit Road Maintenance Association, recorded May 27, 1974 in Volume M74, page 6382, Microfilm Records 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.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 6th day of December A.D. 19 74
at 2:31 o'clock P M, and duly
recorded in Vol. M74 of Records
Page 20489

EVELYN BIEHN, County Clerk

By Ann Smith Deputy
Fee 9.00