

1-1-74

44235

WARRANTY DEED

Vol. M Page 21096

KNOW ALL MEN BY THESE PRESENTS, That Carl A. Pescosolido, Jr., and William H. Pescosolido, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Charles, 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:

All of Block 204, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by Deed recorded June 23, 1939 in Book 261 at page 415, Deed Records, in the County of Klamath, State of Oregon.

Subject, however, to the following:  
1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 noted of record as of the date 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 \$43,500.00. 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 applicable to corporations and to individuals.

In Witness Whereof, the grantor has executed this deed on this 29th day of November, 1979; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereunto by order of its board of directors.

(If executed by a corporation, attach corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA  
County of Tulare  
December 11, 1979

Personally appeared the above named Carl A. Pescosolido, Jr. and William H. Pescosolido

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

(OFFICIAL SEAL)

Notary Public for XXXXMy commission expires: 3/15/82

KATHERINE HOUSER

NOTARY PUBLIC

NOTARY PUBLIC for OREGONMy commission expires: Mar. 15, 1982

(OFFICIAL SEAL)

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 19th day of December, 1979, at 9:23 o'clock A.M., and recorded in Book/reel/volume No. M84 on page 21096 or as document/leg./file/instrument/microfilm No. 44235 Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

Evalyn Blahm, County Clerk  
By Ann Smith, Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James D. Charles  
3128 Rawhide  
Prescott, AZ 91301

NAME, ADDRESS, ZIP

Until a change is requested all future statements shall be sent to the following address:

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDERS USE