

K-37669
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MARLON J. JANNUZZI and LOIS A. JANNUZZI, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. RANDOL and KATHY RANDOL, 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:

PARCEL 1

Lot 10 in Block 5, TRACT 1117, FIRST ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North 1/2 of Lots 1 and 2 in Block 12 of NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The South 1/2 of Lots 1 and 2 in Block 12 of NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

7222

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District. (Affects Parcel 1)

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District. (Affects Parcel 1)

3. Reservations as contained in plat dedication, to-wit: "(1) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage district; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants." (Affects Parcel 1)

4. A 25 foot building setback line from Climax Avenue and a 20 foot building setback line from Kimberly Drive as shown on dedicated plat. (Affects Parcel 1)

5. 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 March 31, 1976 in Volume M76, page 4517, Microfilm Records of Klamath County, Oregon. (Affects Parcel 1)

TO HAVE and TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

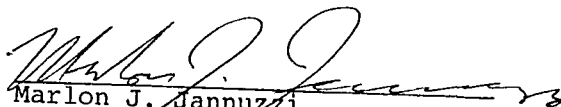
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above and will defend the said premises and every part and parcel

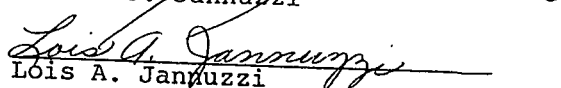
thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$250,000.00.

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 16th day of July, 1981; 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.


Marlon J. Jannuzzi


Lois A. Jannuzzi

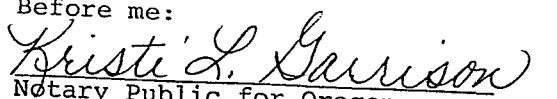
STATE OF OREGON)
) ss.
County of Klamath)

July 16, 1981.

Personally appeared the above named Marlon J. Jannuzzi and Lois A. Jannuzzi and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:


Notary Public for Oregon
My Commission Expires: 6/19/83

Marlon & Lois Jannuzzi

James R. & Kathy Randol

P.O. Box 5222

Rt. 5, Box 1413

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

James R. & Kathy Randol

Rt. 5, Box 1413

Klamath Falls, OR 97601

Name, Address, Zip

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

James R. & Kathy Randol

Rt. 5, Box 1413

Klamath Falls, OR 97601

Name, Address, Zip

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 15th day of May, 19 85, at 9:37 o'clock A M., and recorded in book/reel/volume no. M85 on page 7221 or as document/fee/file/instrument/microfilm no. 48786, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Name Title

By Ram Smith
Deputy

Fee: \$17.00