49419

WARRANTY DEED

Vol. MRS Page

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KNOW ALL MEN BY THESE PRESENTS	hust	OR J. FABRIS, JR. pand and wife	, and EV	A M. FARRIC
fter called the grantor, for the consideration if	hereinafter state	and wife		

alled the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. LUFT and KAREN D. LUFT, husband and wife

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 14 and the Northwesterly one-half of Lot 15, Block 8, HILLSIDE ADDITION TO THE CITY OF KIAMATH FAILS, in the County of Klamath, State of 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. (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 specifically set out on Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 encumbrance

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,718.82

Attornerary the x noticed your idention consists velocity includes which is a second which is Signification (intrinsicate which) & (resonance technique) if out applicable principle by deleted, See ORS 11010 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 4th day of June if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

	ns board of directors.	signed and seal affixed by its officers, duly authorized the	19 85 ;
(If executed b	y a cerporation, esal)	Victor J. Fabre Jr by Billy Keer 6	Glorner
County	, b) ee	Afford Eva M. Fabris by Belle Kger allows STATE OF OREGON, County of) ss.
Fabris	lly appeared the above named (2) J. Fabris, Jr. and Eve	each for himself and not one for the other, did say that the former	sworn, r is the
ment to be	and acknowledged the foregoing their woluntary act an	instru-	••••••
(OFFICIAL SEAL)	Before me:	and that the seal affixed to the foregoing instrument is the corporate of said corporation and that said instrument was signed and sealed half of said corporation by authority of its board of directors; and etc. Before me:	ration, te seal in be- each of
	Notary Public for Oregon	(OFFI	
	My commission expires:	SEA	AL)
		My commission expires:	
	GRANTOR'S NAME AND	STATE OF OREGON,	<u> </u>

GRANTOR'S NAME AND ADDRESS County of I certify that the within instrument was received for record on theday of, 19/...., GRANTEE'S NAME AND ADDRESS at......o'clock.....M., and recorded recording return to: SPACE RESERVED in book/reel/volume No......on r. 4 Mrs FOR ichael RECORDER'S USE page.....or as document/fee/file/ instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of & Mrs Michael

525

Klamath Fulls OR 9

County affixed. TITLE

Ву

EXHIBIT "A" TO WARRANTY DEED

SUBJECT TO:

 Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Hillside Addition.

2) Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded October 10, 1980, in assume and agree to pay according to the terms contained

STATE OF OREGO	∾ ,
	math ss.
On this the	BILLIE KEZER day of fune , 1985 personally appeared
who, being duly swor	n (or affirmed), did say that he is the attorney in fact for ABRIS, JR. and EVA M. FABRIS, husband and wife and
that .she executed the edged said instrument edged said instrument ATTORNEY IN FACT ACKNOWLE form No. 0-13 (Previous Form No. Form 159)	Before me. Notary Public for Oregon.
	STATE OF OREGON,) County of Klamath)
	Filed for record at request of
	on this 4th day of June A.D. 19 85
	recorded in Vol. M85 of Deeds
	EVELYN BIEHN, County Clerk
	By The Deputy