

50536

WARRANTY DEED

Vol. M85 Page 101C6

KNOW ALL MEN BY THESE PRESENTS, That
 Katherine A. Connors, aka Katherine A. Casebere

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Alexis R. Turiello

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 13 in Block 4 of WEST KLAMATH FALLS, (Formerly West Linkville)
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 49,500.00.

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 92.030.)

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 1st day of July, 1985; 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)

Katherine A. Connors
 Katherine A. Connors

STATE OF OREGON,

County of Klamath

July 1, 1985

Personally appeared the above named

Katherine A. Connors

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

19

Personally appeared

and

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

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)

Notary Public for Oregon

My commission expires:

Katherine A. Connors

GRANTOR'S NAME AND ADDRESS

Alexis R. Turiello

44 West 37th Ave.

San Mateo, Calif. 94030

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

SS.

I certify that the within instrument was received for record on the day of 19

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

SUBJECT TO:

10107

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations contained in plat dedication, to wit:
"The right to prevent or prohibit telephone, electric light, or other wires from being placed or strung on poles or otherwise on or along the streets of said West Klamath, when it is possible to place or string said wires in or along alleys."
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: November 29, 1977
Recorded: December 2, 1977
Volume: M77, page 23349, Microfilm Records of Klamath County, Oregon
Amount: \$36,900.00
Grantor: Alvin E. Casebere and Katherine A. Casebere, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings & Loan Association, a corporation

SAID DEED OF TRUST BUYERS AGREE TO ASSUME AND PAY IN FULL.

"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; ss.

Filed for record ..

this 1st day of July A. D. 19 85 at 3:14 o'clock P.M., and
duly recorded in Vol. 135, of Deeds on Page 10106

By Evelyn Biehn
EVELYN BIEHN, County Clerk

Fee: \$9.00