

OA

50630

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID GUARNACCIA, JR. and CAROL T. GUARNACCIA, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH W. YOUNG and RUTH E. YOUNG, 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:

Lots 2 and 3, Block 10, THE MEADOWS, in the County of Klamath, State of Oregon.

(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 See Attached Exhibit "A"

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 \$.62,000.00. 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 ①, 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 apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of June, 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.

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.

SEE ATTACHED EXHIBIT "A" FOR ACKNOWLEDGEMENT STATE OF OREGON, County of Klamath ss.

County of Klamath, 1985.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared _____

_____ 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 _____

_____ a corporation, 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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Kenneth W. Young
4602 Meadows Drive
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Kenneth W. Young
4602 Meadows Drive
Klamath Falls, Oregon 97603

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

10284

EXHIBIT "A"

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page: 8062.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of The Meadows.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded November 29, 1971 in Book M-71 at page: 12500.

STATE OF Oregon
County of Klamath } ss.

On this 28TH day of June, A.D. 1985, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Carol T. Huannaccia, to me known to be the individual described in and who executed the foregoing instrument for her self and as attorney in fact of David Huannaccia, Jr. also therein described, and acknowledged to me that she signed and sealed the same as her voluntary act and deed and as the free and voluntary act and deed of the said David Huannaccia, Jr. for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said David Huannaccia, Jr. is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.
Susan
Notary Public in and for the State of Oregon
My Commission Expires 6-21-88

Form No. 0-13.1
(Previous Form No. CTI-125)

(ACKNOWLEDGMENT BY SELF AND AS ATTORNEY IN FACT.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. July A.D. 1985 at 11:43 o'clock A M., and
this 3rd day of July, of Deeds on Page 10283
duly recorded in Vol. M35, of Deeds on Page 10283

By Evelyn Biehn
EVELYN BIEHN, County Clerk

Fee: \$9.00