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MTC#15292R

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ANTHONY M. SKARBIC and PATRICIA SKARBIC, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. RUSSO and BRENDA S. RUSSO, 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:

Lot 13 in Block 2, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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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 stated on the reverse side of this deed and 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 \$ 80,000.00

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 10th day of August, 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.

*Anthony M. Skarbic*  
ANTHONY M. SKARBIC  
*Patricia Skarbic*  
PATRICIA SKARBIC

STATE OF OREGON,  
County of Klamath } ss.  
August 10, 19 85

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared the above named ANTHONY M. SKARBIC and PATRICIA SKARBIC, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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 \_\_\_\_\_

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:



My commission expires: 8/16/88

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Anthony M. Skarbic & Patricia Skarbic

GRANTOR'S NAME AND ADDRESS  
Donald J. Russo & Brenda S. Russo  
537 Avenida Street  
Brook, OH 4303

GRANTEE'S NAME AND ADDRESS  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
SAME AS 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.  
By \_\_\_\_\_ Recording Officer  
Deputy

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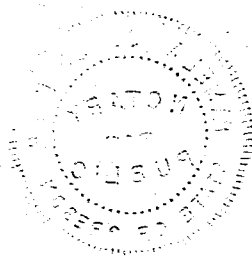
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SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. City water use charges, if any, due to the City of Klamath Falls.
5. Subject to a 16 foot utility easement over Easterly lot line as shown on dedicated plat.
6. Subject to reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities, drainage, and television cable as shown on annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage, and television cable; (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 along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. Covenants, 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 in Volume M77, page 2856, Microfilm Records of Klamath County, Oregon.
8. 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: October 26, 1978  
Recorded: November 3, 1978  
Volume: M78, page 24902, Microfilm Records of Klamath County, Oregon  
Amount: \$41,000.00  
Grantor: Anthony M. Skarbic and Patricia Skarbic, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed and further agree to hold the Grantors harmless therefrom.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of August of August A.D., 19 85 at 12:06 o'clock P M., and duly recorded in Vol. M85 the 12th day of Deeds on Page 12636.

FEE \$9.00

By Evelyn Biehn County Clerk  
Ann Smith