

WARRANTY DEED

55062
38871

MTC-15476

JOSEPH W. WHITESIDE

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK J. SANCHIETTI and VICTORIA E. SAHAGUN, not as tenants in common, hereinafter called the grantees, do 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 11 in Block 1, RAINBOW PARK on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

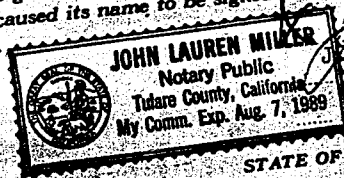
MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -
(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 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 \$ 27,000.00

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 23 day of October, 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.



JOSEPH W. WHITESIDE

CALIFORNIA
STATE OF OREGON, County of Klamath
October 23, 1985

STATE OF OREGON, County of _____, 19____

Personally appeared the above named JOSEPH W. WHITESIDE and acknowledged the foregoing instrument to be his 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 _____, 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: John Lauren Miller
Notary Public for Oregon CALIFORNIA
My commission expires: AUG. 7, 1989

Notary Public for Oregon
My commission expires:

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

GRANTOR'S NAME AND ADDRESS
Joseph W. Whiteside
P.O. Box 563
Woodlake, CA 93286

GRANTEE'S NAME AND ADDRESS
Frank J. Sanchietti and Victoria E. Sahagun
P.O. Box 1512
Sonoma, CA 95476

STATE OF OREGON, } ss.

County of _____

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

By _____

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
2. Covenants, conditions, and restrictions as shown on the recorded plat, as follows:
"Said plat being subject to the following restriction: (1) A building setback line and a future public utilities easement as shown on the annexed plat; (2) Any easements or rights of ways of record and any further restrictions as shown in the recorded protective covenants."
3. Setback provisions as delineated on the recorded plat, being 20 feet from the front lot line.
4. 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: September 11, 1964
Volume: 356, page 116, Deed Records of Klamath County, Oregon
5. Regulations, including levies, liens, assessments, rights of ways, and easements of Rainbow Park-Pine Ridge Special Road District.
6. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Williamson River and the ownership of the State of Oregon in and to that portion lying below the usually high water mark thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 4th day
Filed for record at request of _____ A.D. 19 85 at 1:12 o'clock A.M., and duly recorded in Vol. 17887
of November of _____ Deeds of Page 17887
By Evelyn Biehn County Clerk

FEE \$25.00

Notary Public for Oregon
My commission expires _____
Notary Public for Oregon
My commission expires _____

17887
(JAB)

STATE OF OREGON
County of _____
I, _____, County Clerk,
do hereby certify that the foregoing
instrument was duly recorded in the
Deed Records of this County, Oregon,
in Book _____, Page _____,
and the same is a true and correct
copy of the original instrument as
the same appears in the records of
this County, Oregon.