

55534

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That** JOHN PAUL SEDILLO and SHIRLEY MAE SEDILLO, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAMELA J. FLAHERTY and ANDREW J. BASSILLO, not as tenants in common, but with the rights of survivorship 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 7, Block 5, GREEN ACRES, 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 \$ 55,000.00

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 20th day of November, 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.

*John Paul Sedillo*  
JOHN PAUL SEDILLO

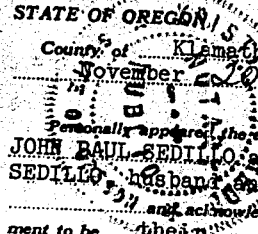
*Shirley Mae Sedillo*  
SHIRLEY MAE SEDILLO

STATE OF OREGON, County of Klamath, 19 85

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)



*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires: 11/16/87

John Paul Sedillo & Shirley Mae Sedillo  
2310 Union St.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Pamela J. Flaherty & Andrew J. Bassillio  
614 Paris St.  
San Francisco, CA 94112  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.  
Amount: Unavailable Account No.: 3908-01C0-0800 Key No.: 492602

Any additional taxes which are not shown as existing liens by the public records and may be levied at a later date.

2. Easements and restrictions as contained in plat dedication, to wit: "A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the constructions and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction of said utilities." (Utility and drainage easements affect rear 8 feet)
3. Conditions and restrictions as contained in instrument recorded July 24, 1970, in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973, in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 20th day  
of November A.D., 19 85 at 11:20 o'clock A.M., and duly recorded in Vol. M85  
of Deeds on Page 18853

FEE \$9.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

*Pam Smith*

