

15950

K-38106
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 148 Page 19713

KNOW ALL MEN BY THESE PRESENTS, That
FRED HARRISON and LOIS HARRISON
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOHN BASTIANELLI
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT 'A' FOR LEGAL DESCRIPTION

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

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 \$ 28,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ ~~part of the 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 27th 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Fred Harrison
LOIS HARRISON

STATE OF OREGON,

County of Klamath } ss.
November 27, 1985

Personally appeared the above named
Fred Harrison and Lois
Harrison

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

NOTARY PUBLIC
My commission expires: 8/27/87

STATE OF OREGON, County of _____

Personally appeared _____

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 be-
half 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John Bastianelli
1020 Hanks Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME

TITLE

By _____

Deputy

19714

19714

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

Lot 3 in Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 7 Block 6, Buena Vista Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Northerly line of Buena Vista Street at the intersection of the Northerly line of Buena Vista Street and the line between Lots 7, 9 and 10 in Block 6 of Buena Vista Addition to the City of Klamath Falls, Oregon; thence Northwestwardly along the line between Lots 7, 9 and 10, 87 feet to the Northerly line of Lot 7; thence Southwestwardly along the Northerly line of Lot 7 of said Block 6, 45 feet; thence Southeastwardly and parallel to the line between Lots 7, 9 and 10 of said Block and Addition to the North line of Buena Vista Street; thence Northeastwardly along the North line of Buena Vista Addition to the point of beginning, being a part of Lot 7 in Block 6 of Buena Vista Addition to the City of Klamath Falls, Oregon, all situate in County of Klamath, State of Oregon.

Subject to: Reservations, Conditions and Restrictions recorded June 9, 1909, in Volume 27 page 159 and recorded December 2, 1911, in Volume 37 page 639, Deed records of Klamath County, Oregon; and Reservations recorded June 15, 1920, in Volume 52 page 596, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of December

A.D., 19 85 at 2:02 o'clock P M., and duly recorded in Vol. 1135 day
of Deeds on Page 19713

FEE \$9.00

Evelyn Biehn,
By

County Clerk

Edna Smith