

56649

ATC-8-29482

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 20840

ALEXIS R. TURIELLO

convey(s) to DOROTHY J. PIRIE, a married woman as her sole and separate property, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 13, Block 4, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, (formerly West Linkville), in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of West Klamath Falls Addition.
3. Trust Deed, including the terms and provisions thereof, recorded December 2, 1977 in Book M-77 at page: 23349 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantee herein assumes and agrees to pay according to the terms contained therein.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 49,500.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part~~ consideration (Indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of December, 19 85.

See Attached Exhibit "A" for acknowledgment of Alexis R. Turiello by Granting Attorney  
STATE OF OREGON, County of \_\_\_\_\_ )ss.

Personally appeared the above named \_\_\_\_\_, 19 \_\_\_\_.

Instrument to be \_\_\_\_\_ voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dorothy J. Pirie  
336 East Padre Street  
Santa Barbara Calif. 93105  
NAME, ADDRESS, ZIP

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

Dorothy J. Pirie  
336 East Padre Street  
Santa Barbara Calif. 93105  
NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/Instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_

Deputy

Exhibit "A"

20841

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 23rd day of December, 1985 personally appeared RUDOLPH TURIELLO & NANCY TURIELLO who, being duly sworn (or affirmed), did say that They is the attorney in fact for ALEXIS R TURIELLO and that They executed the foregoing instrument by authority of and in behalf of said principal, and They acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Lusan C. Cress  
(Signature)

Notary for Oregon  
(Title of Office)  
My Commission expires 6-21-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 85 at 11:39 o'clock A M., and duly recorded in Vol. 1135  
of Deeds on Page 20840

FEE \$9.00

Evelyn Biehn, County Clerk  
By [Signature]