

1-1-74

57864

WARRANTY DEED

Vol. 1786 Page 1961

KNOW ALL MEN BY THESE PRESENTS, That JENNIE EASTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM V. ARDOLINO and REBECCA ANN ARDOLINO, 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 3 in Block 9 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, (More commonly known as 518 Doty Street, Klamath Falls, Oregon 97601).

SUBJECT TO; Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

(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 above,

and that

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 \$10,000.00

HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER MAY BE IN FULL OR IN PART BY OTHER PROPERTY OR VALUE GIVEN OR PROMISED BY THE GRANTOR TO THE GRANTEE (indicate which). (The sentence between the symbols ©, 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 18 day of September, 1980; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 18, 1980

Personally appeared the above named

JENNIE EASTER

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-21-83

STATE OF OREGON, County of ) ss.

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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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JENNIE EASTER

1100 California

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

William and Rebecca Ardolino

505 Jefferson Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS ABOVE

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 31st day of January, 1986, at 4:28 o'clock PM., and recorded in book M86 on page 1961 or as file/reel number 57864.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha Shlack, Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$5.00