

04-13456

ATC 31444

79829



**Aspen**

TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

MARLON JANNUZZI and LOIS JANNUZZI, husband and wife  
who acquired title as MARLON JANNUZZA  
convey(s) to ROBERT K. ENGBRETSON and LORI A. ENGBRETSON, husband  
and wife  
County of Klamath, State of Oregon, described as:  
all that real property situated in the

The East 65 feet of the W $\frac{1}{2}$ N $\frac{1}{2}$  of Lot 19 and the East 65 feet of the W $\frac{1}{2}$   
of Lot 20, Block 7, ALTAMONT ACRES, in the County of Klamath, State of  
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 DEPART-  
MENT 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 PLAN-  
NING DEPARTMENT TO VERIFY APPROVED USES.

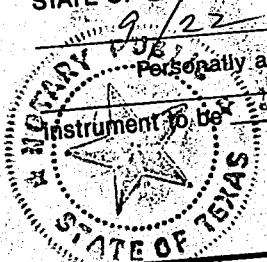
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

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 \$ 40,000.00. However, the actual con-  
sideration consists of or includes other property or value given or promised which is the whole consideration  
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the  
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 22 day of Sept  
1987.

*Marlon Jannuzzi*  
*Lois Jannuzzi*

Texas  
STATE OF OREGON, County of Travis, ss.  
9/22, 1987.



Personally appeared the above named Marlon and Lois Jannuzzi  
and acknowledged the foregoing

Instrument to be their voluntary act and deed.

Before me: *Carla von Nuss*  
Notary Public for Travis Co., Tx  
My Commission Expires: 10/15/88

*Marlon & Lois Jannuzzi*

GRANTOR'S NAME AND ADDRESS  
*Robert K. & Lori A. Engbretson*  
*3522 Union St*  
*Klamath Falls OR 97603*  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
*Klamath 1st Federal S&L*  
*540 Main St*  
*Klamath Falls OR 97601*  
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, 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

By \_\_\_\_\_ TITLE  
Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Taxes for the year 1987-88 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
5. Conditions, restrictions as shown on the recorded plat of Altamont Acres.
6. Reservations and recitals as shown in deed from Homer J. Sweek et ux., to Oscar Mooney recorded May 1, 1941 in Book 137 at page 347, Deed Records, to wit: Reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described.
7. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
8. Annexation Agreement by and between the City of Klamath Falls and Marlon J. Jannuzzi and Lois Jannuzzi, recorded July 9, 1981 in Book M-81 at page 12303. (Affects portion of this and other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day  
of September A.D., 19 87 at 3:58 o'clock p M., and duly recorded in Vol. M87,  
of Deeds on Page 17584.  
EVELYN STEHN County Clerk  
By Bernetha J. Deloch

FEE \$10.00