

OK

84305

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 WILLIAM V. ARDOLINO AND REBECCA ANN ARDOLINO, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 JAMES A. ROSS, JR. AND BRIAN L. ROSS, with full rights of survivorship, 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 ap-
 pertaining, 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,
 according to the official plat thereof on file in the office of
 the County Clerk of Klamath County, Oregon.

(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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 9,800.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (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 10th day of February, 1988;
 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.

William V. Ardolino
 WILLIAM V. ARDOLINO

Rebecca A. Ardolino
 REBECCA ANN ARDOLINO

STATE OF OREGON,

County of Klamath } ss.
 February 10, 1988

STATE OF OREGON, County of _____) ss.
 _____, 19____

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 _____

Personally appeared the above named
 William V. Ardolino &
 Rebecca A. Ardolino
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

_____ 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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

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:

M. Brian L. Ross
 P.O. Box 1146
 Klamath Falls, Ore. 97601
 NAME, ADDRESS, ZIP

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

M. Brian L. Ross
 P.O. Box 1146
 Klamath Falls, Ore. 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 12th day of February, 1988,
 at 8:43 o'clock A.M., and recorded
 in book/reel/volume No. M88 on
 page 1964 or as fee/file/instru-
 ment/microfilm/reception No. 84305,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$10.00