

# MOUNTAIN TITLE COMPANY

86541

WARRANTY DEED

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KATHY S. HUNDLEY TRUST

RICHARD FAIRCLO, Trustee of the

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CONNIE C. CARAVELLI

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:

Tract 29 of BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No.: 3909 002DC 05900

\*\*dated October 24, 1986, recorded November 3, 1986 as M86, page 19914 which the grantee assumes and agrees to pay.

## MOUNTAIN TITLE COMPANY

"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."

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with Trust Deed\*\*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 \$ 54,050.00. 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 @, 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 12 day of April, 19 88, 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)

Richard Fairclo, Trustee of the  
Kathy S. Hundley Trust

STATE OF OREGON,

County of Klamath } ss.  
April 12 19 88.

Personally appeared the above named

Richard Fairclo, trustee of the Kathy S. Hundley Trust

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-88

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 \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Hundley  
c/o Fairclo  
280 Main, Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS  
Caravelli, Connie C  
P.O. Box 428 2851 Ward St  
Doris, CA 96023

After recording return to:  
Caravelli

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of April, 19 88, at 9:14 o'clock A.M., and recorded in book M88 on page 6254 or as file/reel number 86541, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Bernetha A. Kitch Deputy

Fee \$10.00

## MOUNTAIN TITLE COMPANY