

KNOW ALL MEN BY THESE PRESENTS, That **DONALD L. CABITTO, SR., IDA CABITTO, and DONALD L. CABITTO, JR.**, not as tenants in common, but with the right of survivorship, each as to an undivided 1/3 interest hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by GERALD A. MC DONALD and MARY E. MC DONALD, 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 17 in Block 2 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-15AA-3600.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated August 16, 1976, and recorded August 18, 1976, in Volume M76, page 12776, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which the above named Grantees hereby agree to assume and pay in full.

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 all those of record and those apparent upon the land, if any, as of the date of this 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 \$ 35,500.00.

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 15th day of July, 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)

Donald L. Cabitto, Sr.
DONALD L. CABITTO, SR.
IDA CABITTO
IDA CABITTO
Donald L. Cabitto, Jr.
DONALD L. CABITTO, JR.

STATE OF OREGON, } ss.
County of Klamath
July 14, 19 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 _____

Personally appeared the above named
DONALD L. CABITTO, SR., IDA CABITTO,
and DONALD L. CABITTO, JR.

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

and that the seal attixed 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)

Christine L. Fidd
Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

DONALD L. CABITTO, SR., IDA CABITTO, and DONALD L. CABITTO, JR.

3226 Homedale #2
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

GERALD A. MC DONALD and MARY E. MC DONALD
3913 Bartlett
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of July, 19 88, at 3:19 o'clock P.M., and recorded in book M88 on page 11835 or as file/reel number 89624, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mullenday Deputy

Fee \$8.00