

OK

89767

WARRANTY DEED

Vol. 7788 Page 12033

KNOW ALL MEN BY THESE PRESENTS, That DAVID S. MACIVOR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARYLE D. SISTO AND MELODY C. SISTO, 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:

Lots 6, 7, 8 and the Westerly 10 feet of Lot 5 Block 11 of St. Francis Park, 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

See Attached Exhibit "A"

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 \$41,789.73. ~~the whole part of the~~ consideration (indicate which). (The sentence between the symbols ①, 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 20th day of July, 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 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.

DAVID S. MACIVOR

STATE OF OREGON, )  
County of Klamath ) ss.  
July 20, 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 David S. MacIvor

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

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.

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 12-19-88

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: (If executed by a corporation, affix corporate seal)

David MacIvor  
GRANTOR'S NAME AND ADDRESS  
Daryle D. & Melody C. Sisto  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Mr. & Mrs. Daryle D. Sisto  
7610 Booth Rd.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. Daryle D. Sisto  
7610 Booth Rd.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

SPACE IS RESERVED FOR RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
NAME TITLE  
By Deputy

K-40708  
Exhibit "A"

12034

1. Taxes for the year 1983-89 are now a lien but not yet due and payable.
2. Liens and assessments of the Klamath Project and Enterprise Irrigation District.
3. Rules, Regulation and assessment of South Suburban Sanitary District.
4. Reservations, building restrictions, rights, condition and easements as shown on the plat and in the Dedication of St. Francis Park.
5. Reservations and restrictions in deed from George S. Rusco, et us, recorded in Volume 113 page 409, Volume 165 page 451 and Volume 222 page 493.
5. Trust Deed, including the terms and provisions thereof, executed by Thomas K. O'Kelly, as Grantor, to William Sisemore, as Trustee, for Klamath First Federal Savings and Loan, as Beneficiary, dated 12-2-77 and recorded 12-2-77 in Volume M77, page 23414, which grantee herein agrees to assume and pay according to the terms and conditions contained therein.
6. Trust Deed, including the terms and provisions thereof, executed by David S. MacIvor and Zale MacIvor, as grantors, to Klamath County Title Company, as trustee, for Laurretta A. O'Kelley, as beneficiary, dated 7-14-87, recorded 8-6-87 in Volume M37 page 14106, which grantee herein agrees to assume and pay according to the terms and condition contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.  
of July A.D., 19 88 at 11:31 o'clock A.M., and duly recorded in Vol. M88  
of Deeds on Page 12033  
FEE \$13.00

Evelyn Biehn

By Pauline Mulendore County Clerk