

89893

WARRANTY DEED

Vol. 788 Page 12287

KNOW ALL MEN BY THESE PRESENTS, That FRANK RICHARD MAZZEO and PATRICIA ANN MAZZEO, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RHYS DAVIES and TOD DAVIES, 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:

The East 165 Feet of the NW 1/4 NW 1/4 and the W 1/2 NE 1/4 NW 1/4 in Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

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. See Exhibit "A".

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 \$65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of August, 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.

Frank Richard Mazzeo (Signature) FRANK RICHARD MAZZEO

Patricia Ann Mazzeo (Signature) PATRICIA ANN MAZZEO

STATE OF OREGON, County of Klamath August 1, 19 88

STATE OF OREGON, County of ss. Personally appeared and

Personally appeared the above named Frank Richard Mazzeo and Patricia Ann Mazzeo

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 acknowledged the foregoing instrument to be their 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. Before me:

Debra Buckingham (Signature) Notary Public for Oregon My commission expires 12-19-88

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Frank Richard & Patricia Ann Mazzeo

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS Rhys & Tod Davies

GRANTEE'S NAME AND ADDRESS After recording return to: Mr. & Mrs. Rhys Davies 539 Radcliffe Ave. Pacific Palisades, CA 90272

Until a change is requested all tax statements shall be sent to the following address: Mr. & Mrs. Rhys Davies 539 Radcliffe Ave. Pacific Palisades, CA 90272

STATE OF OREGON, County of ss. 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.

By Deputy

Exhibit "A"
K-40699

This Trust Deed in an "All Inclusive Trust Deed" and is 2nd and subordinate to the Trust Deed now of record dated December 29, 1987 and resorded December 29, 1987 in M87 at page 23115 in official record of Klamath County in favor of Jerry E. Huckins and Barbara D. Huckins, husband and wife, as beneficiary, which secure the payment of a note therein mentioned. Frank Richard Mazzeo and Patricia Ann Mazzeo, beneficiary herein agrees to pay, when due, all payments due upon the said promissory note in favor of Jerry E. Huckins and Barbara D. Huckins, husband and wife, and will save Grantors herein, Rhys Davies and Tod Davies, harmless therefrom. Should the said beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments and any sums so paid by Grantor herein shall then be credited upon the sums next to become due upon the note secured by this trust deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 1st day
of Aug. A.D., 1988 at 2:28 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 12287.

Evelyn Biehn - County Clerk
By Pauline Miller

FEE 13.00